

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 28, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Gerard,  
Gibson, Harcourt (arrived 4.20p.m.)  
Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Ford.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Kitsilano Workshop Programme at Vancouver Community College, under the direction of Ms. Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Puil  
SECONDED by Ald. Brown

THAT the Minutes of the Regular Council Meeting of June 21, 1977 (with the exception of the 'In Camera' portion) be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil  
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS1. D.P.A. 77360 - False Creek Area 10A  
Construction of Fishermen's Lockers

Council, on June 14, 1977, approved a delegation request from Mr. T. G. Hodgson, a fisherman in the area. Council noted that the Development Permit application in question was recently approved by the Development Permit Board, subject to a number of conditions.

Mr. Hodgson addressed the Council and circulated a petition containing 110 signatures opposing the development. Mr. Hodgson stated the proposed development would not provide the natural light required for the fishermen to mend their nets; the storage will be gloomy and the new facility will not provide the same amenities to the fishermen as those presently in the area.

Mr. B. Carruthers, representing Hyland Turnkey Ltd., the applicant, with the aid of a model, described the proposed development.

The Mayor suggested that Mr. Hodgson contact representatives of Hyland Turnkey Ltd. to discuss his objections to the development.

MOVED by Ald. Puil

THAT the representations of Mr. Hodgson and Mr. Carruthers be received.

- CARRIED UNANIMOUSLY

2. 4678 Main Street  
Hakim Gill Enterprises Ltd.

Council, on June 14, 1977, approved the recommendation of the Director of Permits and Licenses contained in a Manager's report dated June 10, 1977, that Mr. Hakim Gill be requested to appear before Council to show cause why the business license issued to Hakim Gill Enterprises Ltd., should not be suspended.

Mr. Gill had contravened the City Charter by opening for business on Victoria Day, May 23, 1977. Mr. Gill addressed the Council and circulated a brief in which he pleaded guilty to the contravention. He stated that he did not become aware of the provisions of the Charter until after his opening had been advertised in the press and it was then too late to cancel the opening. Mr. Gill gave an undertaking to Council that, in the future, he would not open for business on statutory holidays.

MOVED by Ald. Gerard

THAT the business license issued to Hakim Gill Enterprises Ltd., be suspended for one day.

- CARRIED

(Alderman Puil opposed)

3. Auto Towing Contract

The Insurance Corporation of British Columbia, in a letter dated June 20, 1977, requested that Council instruct the Police Department to direct all tows from accident scenes to the I.C.B.C. storage lot at 1300 South Kootenay Street unless otherwise instructed by the vehicle owner. The City Manager, in a report dated June 20, 1977, recommended that Council so direct the Police Department.

Cont'd...

DELEGATIONS (Cont'd)

Auto Towing Contract (Cont'd)

Also before Council was a letter dated June 21, 1977, from the Automotive Retailers' Association opposing the I.C.B.C. request. The Association claimed there would be no savings accruing to the motoring public through diverting the storage from the contract tower to premises which have to be maintained by the taxpayers.

Council, on June 21, 1977, agreed to hear representations from General Auto Towing and the Automotive Retailers Association.

Mr. C. Vanderspek, General Auto Towing, addressed Council and filed a brief opposing the request of I.C.B.C. He contended that, should the City accede to the I.C.B.C. request, the City would be forced to re-tender its towing contract, resulting in higher towing costs for the motoring public. If the City instructs that accident-damaged vehicles be towed anywhere other than to General Auto Towing's yard, the City will be responsible for all towing charges.

Mr. Gibbs, Automotive Retailers' Association, spoke in support of Mr. Vanderspek's position.

Mr. S. Pearson, Senior Claims Manager, I.C.B.C. spoke to the Corporation's request. He indicated the Corporation would be prepared to consider some method whereby the towing could be restricted to those cars insured under I.C.B.C. He further stated that no additional towing costs would be incurred by the City if I.C.B.C.'s request were granted, as I.C.B.C. would undertake to pay the towing charges on all cars towed to its holding lot.

MOVED by Ald. Puil

THAT the recommendation of the City Manager contained in his report of June 20, 1977, be approved;

FURTHER THAT the City Manager obtain an undertaking from I.C.B.C. that the Corporation will develop some method by which cars insured by the Corporation could be readily identified, and that no extra towing charges would accrue to the City as a result of the new towing arrangements.

- CARRIED

(Alderman Brown opposed)

4. FM-1 Zoning Fairview Slopes

Council, on June 14, 1977 agreed to hear representation from Mr. T. Heyerdahl on FM-1 Zoning in the Fairview Slopes. Before Council for information were the following:

- (a) Letter dated June 6, 1977, from T. Heyerdahl & Associates.
- (b) Submission to Board of Variance dated May 27, 1977.
- (c) Extract of the Report of the Standing Committee on Planning and Development, dated April 21, 1977.
- (d) Extract from the Building Board of Appeal Meeting dated June 8, 1977.

Mr. Heyerdahl addressed Council and circulated a brief summarizing the history of his Development Permit Application to renovate the premises located on Fairview Slopes.

The Mayor noted that the Heritage Advisory Committee had made a statement supporting Mr. Heyerdahl's position in this matter.

Cont'd.....

DELEGATIONS (Cont'd)FM-1 Zoning Fairview Slopes (Cont'd)

Council, on May 10, 1977, approved the following recommendations in the report of the Standing Committee on Planning and Development, dated April 21, 1977:

- " A. THAT the Director of Planning and Director of Legal Services be instructed to take into consideration in their report on policy for lane dedications, the fact that the Committee favours an overall density increase for Fairview Slopes, with every site which does not abut a lane, dedicating up to a maximum of 10' for lane purposes, and no subsequent density increase at the time of lane dedication.
- B. THAT Development Permit Application #75824 not be held up pending a City-wide policy on lane dedication, but the applicant be requested to consider dedicating a 10' easement to the City with an option to purchase at a later date.
- C. THAT the Director of Legal Services prepare an amendment to the Building By-law to reflect "assessed Value" as being 100% of assessment.
- D. THAT the Director of Planning reconsider the amount of floor area to be allowed in the FM-1 Schedule for commercial use. "

The City Manager advised that the City had failed in its endeavours to implement recommendation "B" quoted above. The Director of Planning advised that his staff is in the process of preparing the reports requested by Council.

MOVED by Ald. Puil

THAT the Director of Planning be instructed to expedite the reports requested in the recommendations of the Standing Committee on Planning and Development of April 21, 1977, approved by Council on May 10, 1977.

- CARRIED UNANIMOUSLY

5. Amendment of the Salish Park Agreement.

Council, on May 31, 1977, deferred the following motion:

"THAT funds up to \$20,000 be allocated towards the capital cost of constructing facilities in the park area, and an equitable amount be negotiated for operating costs of the facilities on the condition that once the funds have been contributed, the residents of the Salish Park Subdivision will have unrestricted access to the facilities without paying additional funds. "

Mr. R. Guerin, Councillor, Musqueam Indian Band, appeared before Council this day and advised that the Band is not willing to negotiate greater use of the Park in return for amendments to the Zoning By-laws. The Band will shortly be proposing a new scheme of development which would meet the present zoning schedule of the area and, therefore, there would no longer be a need to negotiate greater use of the Park for non-band members.

Cont'd....

DELEGATIONS (Cont'd)

Amendment of the Salish  
Park Agreement (Cont'd)

MOVED by Ald. Kennedy  
 THAT the submission of Mr. R.Guerin, be received.  
 - CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Draft Regulations - Firearms;  
B.C. Police Commission.

At the Council Meeting on April 26, 1977, during enquiries, reference was made to statements in the press suggesting that Police Departments use dum dum bullets. The Mayor was requested to look into this matter.

Before Council was a letter, dated June 6, 1977, from the Deputy Chief Constable on 'Draft Regulations - Firearms; B.C. Police Commission' in response to the enquiry.

The Mayor advised that the Deputy Chief Constable was unable to be present at today's meeting, because of a prior commitment.

MOVED by Ald. Gibson  
 THAT consideration of this matter be deferred to the next meeting of Council and Deputy Chief Constable Stewart be requested to be present.  
 - CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Widening of  
Stanley Park Seawall.

In a letter dated June 21, 1977, Mr. R.Turner, on behalf of the Executive of the West End Community Association, requested an opportunity to address Council at the first meeting in July, on the proposed widening of the Stanley Park Seawall.

MOVED by Ald. Rankin  
 THAT the request of Mr. R.Turner, to appear before Council on behalf of the West End Community Association, with respect to the proposed widening of the Stanley Park Seawall, be granted.  
 - CARRIED UNANIMOUSLY

2. Kivan Boys' & Girls' Club -  
Robson Park.

Council noted a request from Mr. A. Worthington, member of the Mount Pleasant N.I.P. Committee and Neighbourhood Association, to address Council this day on construction of Kivan Boys' and Girls' Club. A similar request was received from Mount Pleasant COPE.

MOVED by Ald. Rankin  
 THAT the delegation requests from Mr. A. Worthington, and Mount Pleasant COPE, be granted.  
 - CARRIED UNANIMOUSLY

Regular Council, June 28, 1977. . . . . 6.

At this point in the proceedings, Council agreed to vary the Agenda to consider the following:

II. Report of Standing Committee  
on Planning and Development,  
(June 16, 1977)

Mt. Pleasant N.I.P. - Construction of  
Kivan Boys' and Girls' Club (Clause 10)

Manager's Report dated June 27, 1977.

Park Board letter dated June 28, 1977

Mr. A. Worthington urged Council to approve the use of Robson Park for construction of a new Kivan Boys' and Girls' Club.

Mr. Beaudreau, Mount Pleasant COPE also spoke in support of locating the new Kivan Boys' and Girls' Club at Robson Park.

MOVED by Ald. Puil

THAT recommendation 'A' of the Committee contained in this report be approved;

FURTHER THAT, should the Park Board not be agreeable to the use of Robson Park for development of a new Kivan Boys' and Girls' Club, the Supervisor of Properties be instructed to report to Council on a site adjacent to Robson Park suitable for the construction of the Kivan Boys' and Girls' Club, to include a report from the Director of Finance on suitable financing of the site acquisition.

- CARRIED UNANIMOUSLY

The Council recessed at 4.05 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.20 p.m.

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Development Permit Application  
Fees charged to Non-profit Societies.

Council considered a memo dated June 23, 1977, from Susan Anderson, Zoning Planner, advising that a request has been received from the Makaw-la Native Womens Association, Native Orientation for Women Group, for an amount of \$225.00 equivalent to the Development Permit Application Fee at their Day Drop-in Centre at 496 West King Edward.

MOVED by Ald. Rankin

THAT a grant of \$225.00 to the Makaw-la Native Womens Association, for an amount of \$225.00 equivalent to the Development Permit Application Fee at their Day Drop-in Centre, be approved.

- CARRIED BY THE  
REQUIRED MAJORITY

(Aldermen Brown and Gibson opposed)

The Mayor requested that the Social Planning Department prepare a policy report on grants to non-profit societies equivalent to Development Permit fees.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Appointment of Civic Chaplains

In a memo dated June 23, 1977, the Mayor recommended the appointment of the Reverend Phillip Hewett of the Unitarian Church of Vancouver as Civic Chaplain for the month of July.

MOVED by Ald. Puil

THAT, as recommended by the Mayor, the Reverend Phillip Hewett of the Unitarian Church of Vancouver, be appointed Civic Chaplain for the month of July.

- CARRIED UNANIMOUSLY

5. Grant to Archives -  
Vancouver Foundation

In a memorandum dated June 23, 1977, the City Clerk advised that the Vancouver Foundation had made a grant of \$21,000 to the City Archives in connection with the photograph restoration program.

MOVED by Ald. Puil

THAT Council express its appreciation to the Vancouver Foundation for the grant of \$21,000 towards the photograph restoration program in the City Archives.

- CARRIED UNANIMOUSLY

6. Caesar's Bridge Development.

Council, on April 26, 1977, having considered the relative clause of the Standing Committee on Planning and Development's report dated April 21, 1977, approved the following recommendation of the Committee, relative to the Caesar's Bridge Proposal:

"THAT the design concept presented to the Committee this day be approved in principle but the Development Permit Board be requested to take into consideration in their discussion of the development permit applications the fact that the Committee would prefer to see the height of the buildings scaled down and the floating walkway component reconsidered."

In a letter dated June 15, 1977, the Save the False Creek Seawall Committee requested that Council hold a Public Meeting on the Caesar's Bridge Development. The Committee also requested that Council postpone the imminent and irreversible decision made by the Development Permit Board, and reconsider the matter.

Attached to the Committee's letter was a position paper on the proposed development for the Caesar's Bridge area of False Creek. Also submitted was a petition containing approximately 700 signatures opposing the proposed residential and commercial development.

Mr. D. Sutcliffe, False Creek Development Consultant, reviewed the history of this development. He advised that the developer is presently preparing a revised two-storey scheme which would include a waterfront walkway, giving uninterrupted public access along the seawall. This proposal will be submitted to the Development Permit Board within two weeks.

MOVED by Ald. Kennedy

THAT the proposed residential/commercial development in the Caesar's Bridge area of the south shore of False Creek, be cancelled .

- LOST

(Aldermen Bellamy, Brown Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

Caesar's Bridge Development (Cont'd)

MOVED by Ald. Kennedy

THAT Council hold a public meeting in the False Creek Area on this matter and, in the meantime, the required Development Permit for the proposed residential/commercial development, be withheld.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil

THAT the communication from the Save the False Creek Seawalk Committee, be received.

- CARRIED UNANIMOUSLY

7. City Delegation to B.C. Economic Symposium

In a letter dated June 17, 1977, B.C. Chamber of Commerce advised it will stage a comprehensive symposium to examine the Province's economy, at the Bayshore Inn, from September 7 - 9, 1977. The letter urged Council to send a delegation to participate in the symposium. The registration fees are \$150.00 per person.

MOVED by Ald. Kennedy

THAT Council send a delegation comprised of three Aldermen and three officials, authorized by the City Manager, to the B.C. Symposium, September 7 - 9, 1977, at the Bayshore Inn, at a registration fee of \$150.00 per person.

- (amended)

MOVED by Ald. Rankin (in amendment)

THAT the words "three Aldermen and three officials" be deleted and the following inserted in lieu thereof "one Alderman and two officials".

- CARRIED

(Alderman Kennedy and the Mayor opposed)

The amendment having carried, the motion, as amended, and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT Council send a delegation comprised of one Alderman and two officials, authorized by the City Manager, to the B.C. Symposium, September 7 - 9, 1977, at the Bayshore Inn, at a registration fee of \$150.00 per person."

8. Lower Lonsdale Waterfront Park  
- City of North Vancouver

The Corporation of the City of North Vancouver, in a letter dated June 22, 1977, requested Council's support of its petition for a Lower Lonsdale Waterfront Park.

MOVED by Ald. Harcourt

THAT consideration of this matter be deferred pending receipt of further information from the G.V.R.D. Park Committee on the proposal of the City of North Vancouver.

- CARRIED

(Alderman Kennedy opposed)



COMMUNICATIONS OR PETITIONS (Cont'd)

9. Extra Expenses - Mayor's  
Blood Donor Clinic

On June 16, 1977, the first Annual Mayor's Blood Donor Clinic was held at the Orpheum Theatre. The response to this clinic was good with more than 400 pints of blood the result.

In a memo dated June 23, 1977, the Mayor recommended that Council approve payment from Contingency Reserve of additional expenses in connection with this clinic, amounting to \$690.16 (Expense Sheet on file in City Clerk's Office).

MOVED by Ald. Harcourt

THAT the recommendation of the Mayor contained in his memorandum dated June 23, 1977, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report - June 8, 1977

Amendment to Area Development Plan  
and Program for Phase 2, Area 6,  
False Creek.

C. Manager's Report - June 21, 1977

False Creek, Area 6, Phase 2 -  
City-owned Land - Amendments to  
Area Development Plan - By-law No.5019

MOVED by Ald. Gibson

THAT consideration of the above reports be deferred to the next meeting of Council for a report reference at 2:00 p.m. from the involved officials.

- CARRIED UNANIMOUSLY

Alderman Harcourt indicated he would not be present at the next Council Meeting for discussion of these items. The Mayor suggested Alderman Harcourt submit a memorandum for consideration by Council when the reports are before it.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL  
REPORT.  
JUNE 24, 1977.

Works & Utility Matters  
(June 24, 1977)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Watermain Installations - 1977 Capital Budget.
- Cl. 2. Granville Island Pump Station.
- Cl. 3. Closure of Portion of School Green Street adjacent to Lot 30, False Creek, Plan 16003 - Proposed School Site.

Cont'd...

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utility Matters  
(June 24, 1977) (Cont'd)

Clauses 1 - 3 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(June 24, 1977)

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Rezoning Application: Northeast Corner of Kingsway and Nanaimo Street.
- Cl. 2. East Side of the 4800 Block Oak Street (between West 32nd and West 33rd Avenues)
- Cl. 3. Rezoning Application: 5178-5188 Moss Street and 5239-5255 Fairmont Street.
- Cl. 4. 545 West 60th Avenue; Complaint re Secondary Suite.
- Cl. 5. Proposed Development. W/S Wallace Street between West 2nd Avenue and Point Grey Road.

Clauses 1 & 2.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in clause 1 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Rezoning Application: 5178-5188  
Moss St. and 5239-5255 Fairmont Street  
(Clause 3)

Council noted a letter dated June 24, 1977, from Mr. R.K. Baker representing the applicant, requesting that consideration of this clause be deferred to permit him an opportunity to appear as a delegation at a later date.

MOVED by Ald. Rankin

THAT consideration of this clause be deferred, pending the hearing of a delegation as requested.

- CARRIED UNANIMOUSLY

545 West 60th Avenue,  
Complaint re Secondary Suite  
(Clause 4)

Council noted a letter dated June 23, 1977, from Mr. J. Herbert Rosner, Barrister, on behalf of the owner, requesting that consideration of this clause be deferred to permit him an opportunity to appear as a delegation.

A delegation request was also submitted by Mr. A.C. White, Barrister and Solicitor.

MOVED by Ald. Rankin

THAT consideration of this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Building & Planning Matters  
(June 24, 1977) (Cont'd)

Proposed Development: W/S Wallace Street  
between West 2nd Avenue and Point Grey Road  
(Clause 5)

Council noted a request from the Jericho Area Citizens' Association to appear as a delegation on this matter.

MOVED by Ald. Kennedy

THAT City Council hold a Public Information Meeting at which the three applicants and the City's co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application:

FURTHER THAT the delegation from the Jericho Area Citizens' Association be invited to make representation at the proposed Public Information Meeting.

- (carried)

MOVED by Ald. Harcourt (in amendment)

THAT the words "three applicants" be deleted and the following words substituted in lieu thereof "representatives of the Greater Vancouver Housing Co-op".

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Kennedy,  
Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED

(Aldermen Harcourt and Marzari opposed)

Finance Matters  
(June 24, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds)  
May, 1977
- Cl. 2: Park Board Staffing
- Cl. 3: Provincial Government Revenue Sharing Act

Clauses 1, 2 and 3

MOVED by Ald. Gibson

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Property Matters  
(June 24, 1977)

Demolitions  
(Clause 1)

MOVED by Ald. Kennedy

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

B. Amendment to Area Development Plan  
and Program for Phase 2, Area 6, False Creek

For Council action on this report, see page 6 .

C. False Creek, Area 6, Phase 2, City-Owned Land -  
Amendments to Area Development Plan By-law #5019

For Council action on this report, see page 6 .

D. Fire Department - Band

MOVED by Ald. Bellamy

THAT Council approve the attendance of the Fire Department Band at the 1977 Folkfest Parade and the Fire Chief be authorized to call in four off-duty firemen to maintain the manning level with the Fire Department at a cost not to exceed \$1,500.00.

- LOST (tie vote)

(Aldermen Brown, Gerard, Harcourt, Kennedy and  
Marzari opposed.)

E. Local Improvements "by Petition"

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

F. Proposed Downtown Federal Government Office Building - Block 56

Council had for consideration a report of the City Manager dated June 21, 1977, on the proposed downtown Federal Government office building, block 56. Appended to the City Manager's report was a report from the Director of Planning on this matter, in which he recommended that Council:

- 1) request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver;
- 2) request the Department of Public Works to postpone architectural design of construction on Block 56 until these investigations are complete;
- 3) request the Department of Public Works to investigate specific Federal commitments to Regional Town Centres (where, when and how much) concurrently with 1;
- 4) request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

MOVED by Ald. Harcourt

THAT

- (a) Council approve in principle the construction by the Federal Government of an office building on Block 56 subject to the development meeting the zoning requirements of the Downtown Development Plan;
- (b) Council request the Department of Public Works to investigate specific Federal commitments to regional town centres (where, when and how much);
- (c) Council request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Marzari

THAT

- (a) Council request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver;
- (b) Council request the Department of Public Works to postpone architectural design of construction on block 56 until these investigations are complete.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed.)

During discussion of the above matter, the Mayor advised that the Minister of Public Works has indicated his wish to discuss this matter with Council sometime in July.

I. Report of Standing Committee  
on Community Services  
June 16, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: City-Owned Housing Site -  
Ash Street and S.W. Marine Drive
- Cl. 2: Wicklow Hotel, 1516 Powell Street
- Cl. 3: Gastown Residents Association - Tax Exemption
- Cl. 4: Acquisition of 616 East Cordova by  
Downtown Eastside Residents' Association

City-Owned Housing Site - Ash Street  
and S.W. Marine Drive (Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Wicklow Hotel, 1516 Powell Street  
(Clause 2)

The City Manager advised he had this day received a memo from the G.V.R.D. indicating it has reviewed the purchase of the Wicklow Hotel and is no longer interested in acquiring this building.

MOVED by Ald. Rankin

THAT this matter be referred back to the Standing Committee on Community Services for further consideration.

- CARRIED UNANIMOUSLY

Gastown Residents Association -  
Tax Exemption (Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Acquisition of 616 East Cordova by  
Downtown Eastside Residents' Association  
(Clause 4)

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

II. Report of Standing Committee  
on Planning and Development  
(June 16, 1977)

The Council considered this report which contains twelve clauses, identified as follows:

- Cl. 1. Status of Major Development Permit Applications.
- Cl. 2. D.P.A. for B.C. Sugar Refining Co., Ltd.
- Cl. 3. Development Permit Applications in the Burrard Inlet Waterfront.
- Cl. 4. Monthly Status Report of Rezoning Applications.
- Cl. 5. Progress Report - Gastown Fisherman's Market
- Cl. 6. Robson Street Character Area Study.
- Cl. 7. By-law Prosecutions.
- Cl. 8. Secondary Suites - RS-1A Promotional Campaign.
- Cl. 9. Review of Kitsilano Point Zoning.
- Cl.10. Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club.
- Cl.11. Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Land in the West End for a Multi-Purpose Service Centre.
- Cl.12. Charles-Adanac Area - Disposition of Charles Street Right-of-Way.

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt

THAT the recommendations of the committee contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Progress Report - Gastown  
Fishermen's Market (Clause 5)

When considering this clause Council also had before it a report of the City Manager dated June 27, 1977, in which the City Manager recommended that an agreement be executed with the National Harbours Board in accordance with the agreements in principle outlined in the report to the satisfaction of the City Manager and the Director of Legal Services

MOVED by Ald. Harcourt

THAT the recommendation of the committee contained in this clause and the recommendation of the City Manager contained in his report dated June 27, 1977, be approved.

- CARRIED UNANIMOUSLY

Robson Street Character Area Study  
(Clause 6)

When considering this clause Council noted a report from the City Manager dated June 27, 1977, on Robson Street Consultant Study. In his report the City Manager submitted for consideration the following options:

- "1. Doing no further studies;
- 2. Asking Western Realesearch to update their report in light of:
  - a) the changed economic climate and changed government programs in the intervening period.
  - b) the critique of Baxter et al.
  - c) the suggestions from the merchants regarding floor space ratios.

This updating be done within two months at a cost to be negotiated with the Manager and not to exceed \$5,000; such sum to be provided from the 1977 Contingency Reserve.

Continued...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Planning & Development (June 16, 1977)  
(Continued)

Robson Street Character Area Study  
(Clause 6) (Cont'd)

- 3. The recommendation of the Director of Planning for a completely independent consultant study not to exceed \$15,000 to be completed within four months."

MOVED by Ald. Harcourt  
THAT

- (a) The first paragraph of the Committee's recommendation contained in this report be received for information and Council approve the recommendation of the Director of Planning and authorize the City Manager to approve the Urban Economic Study on Robson Street for a sum not to exceed \$15,000. The study to be in accordance with the outline given in the Manager's report dated June 27, 1977, with the Director of Planning first providing the City Manager with the necessary detail, terms of reference and names of consultants. Funds for this consultant study to be from 1977 Contingency Reserve;
- (b) Following completion of the consultant study, consideration of the Robson Street Character Area Study be referred to a special evening meeting of the Standing Committees on Planning and Development and Transportation, at which time the Director of Planning will make a major presentation on the Character Area Study.

- CARRIED UNANIMOUSLY

Clauses 7, 8, and 9

MOVED by Ald. Harcourt  
THAT the recommendations of the committee contained in Clauses 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 10

For Council action on this Clause, see page 6.

Extension of Deadline for B'nai B'rith Foundation  
to Purchase City-Owned Land in the West End for a  
Multi-Purpose Service Centre (Clause 11)

Also before Council was a report of the City Manager dated June 22, 1977, submitting for consideration whether the City should, as a condition for the further extension of date of sale, charge the Foundation interest at the City's normal real estate rate of 11% effective either August 31, 1977 or the date of the approval of the extension (presumably June 28, 1977) or some earlier date.

Mr. Oosterhuis of the B'nai B'rith Foundation addressed Council on this matter explaining the problems they have encountered in funding this development.



CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on  
Planning & Development (June 16, 1977)  
(Continued)

Extension of Deadline for B'nai B'rith Foundation  
to Purchase City-Owned Land in the West End for a  
Multi-Purpose Service Centre (Clause 11) (Cont'd)

MOVED by Ald. Harcourt  
THAT

- (a) The period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185, be extended from February 28, 1977 to December 31, 1977 under the same terms and conditions approved by Council on August 12, 1975;
- (b) A committee be struck by Council, comprising the Mayor, the Vice-Chairman of the Finance Committee, the Director of Social Planning and Director of Planning, and a representative from the B'nai B'rith Foundation to meet with the Minister of Housing and press for early approval of a rental subsidy to residents of the Centre in accordance with Section 44.1B of the National Housing Act;
- (c) The B'nai B'rith Foundation not be charged interest by the City, up to December 31, 1977.

- CARRIED UNANIMOUSLY

Charles-Adanac Area - Disposition of Charles  
Street Right-of-Way (Clause 12)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt opposed to recommendation A.)

III. Report of Standing Committee on  
Finance and Administration  
(June 16, 1977)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1: Maintenance Costs for Special Street Lighting -  
Gastown
- Cl. 2: Vancouver Emergency Programme

Maintenance Costs for Special Street  
Lighting - Gastown (Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Vancouver Emergency Programme  
(Clause 2)

MOVED by Ald. Brown

THAT the recommendations of Mayor Volrich, Aldermen Gerard and Marzari contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee  
on Transportation  
(June 16, 1977)

The Council considered this report which contains five clauses, identified as follows:

- Cl. 1. Bicycle Safety Program - Vancouver Safety Council grant request.
- Cl. 2. Pedestrian Crossing Conditions - 4th Avenue at Balsam Street.
- Cl. 3. Traffic Hazards on Cedar Crescent and Vicinity.
- Cl. 4. Sun Tower - Heritage Building.
- Cl. 5. Tow-Aways from Public (Privately Owned) Parking Lots.

Bicycle Safety Program -  
Vancouver Safety Council Grant Request  
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the Committee contained in this Clause be approved.

- LOST NOT HAVING  
RECEIVED THE REQUIRED  
MAJORITY

(Aldermen Brown, Gerard, Gibson, Marzari and  
Puil opposed)

Pedestrian Crossing Conditions - 4th Avenue  
at Balsam Street (Clause 2)

MOVED by Ald. Kennedy

THAT the recommendations of the committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Traffic Hazards on Cedar Crescent  
and Vicinity (Clause 3)

MOVED by Ald. Puil

THAT consideration of the recommendations of the committee contained in this report be deferred pending a report from the City Manager on the disposition of lands acquired by the City for the Burrard/Arbutus Connector.

- CARRIED

(Alderman Gibson opposed)

Sun Tower - Heritage Building  
(Clause 4)

MOVED by Ald. Kennedy

THAT the recommendations of the committee contained in this Clause be approved.

- LOST (tie vote)

(Aldermen Brown, Gerard, Marzari, Puil  
and Rankin opposed)

Tow-Aways from Public (Privately Owned)  
Parking Lots (Clause 5)

MOVED by Ald. Kennedy

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Community Services  
(June 20, 1977)

GAIN Rates and Policies  
(Clause 1)

MOVED by Ald. Rankin  
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy  
SECONDED by Ald. Puil  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

Constitutional Reform

MOVED by Ald. Harcourt  
THAT a Standing Committee be constituted immediately by  
the U.B.C.M. to:

Study the specific status of municipalities in a  
revised Canadian constitution and to formulate  
specific proposals for constitutional reform, and

FURTHER THAT the U.B.C.M. urge that a new constitution  
should incorporate as fundamental principles, the recognition of  
Canada's two national communities and a universal declaration of  
human rights.

Alderman Harcourt requested, and received permission to  
substitute the following motion, in lieu of the above:

MOVED by Ald. Harcourt  
SECONDED by Ald. Gibson

THAT the U.B.C.M. endorses the F.C.M. forming a task force  
to study the specific status of municipalities in a revised  
Canadian constitution and to formulate specific proposals for  
constitutional reform; and

FURTHERMORE, BE IT RESOLVED THAT the U.B.C.M. urge that a  
new constitution should incorporate as fundamental principles  
the recognition of Canada's two national communities and a  
universal declaration of human rights.

- CARRIED UNANIMOUSLY

2. Abolition of Vancouver Resource Board.

MOVED by Ald. Rankin  
SECONDED by Ald. Marzari

THAT WHEREAS the Minister of Human Resources has tabled a  
Bill in the Legislature abolishing the Vancouver Resource Board;

AND WHEREAS the City has had extensive experience with the  
delivery of social services both before and after the creation of  
the Vancouver Resource Board;

AND WHEREAS the Vancouver Resource Board has effectively  
co-ordinated social services in the City, eliminating duplication  
and dealing with local problems on a decentralized basis;

MOTIONS (Cont'd)

Abolition of Vancouver Resource Board (Cont'd)

AND WHEREAS Vancouver City Council endorses the concept of a local voluntary lay board, comprised of two Aldermen, one Parks Commissioner, one School Trustee and three Ministerial appointees to provide necessary checks and balances in the social welfare system.

THEREFORE BE IT RESOLVED THAT this City Council go on record as urging the Provincial Government to withdraw this Bill immediately.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Gerard, and recognized by the Chair:

Local Improvement Relief.

MOVED by Ald. Gerard

That WHEREAS Council on February 22, 1977, did not approve the recommendation of the City Manager 'that the properties on the projects by Petition, Items 17 & 18 of Schedule 436, being the 500 and 800 Blocks East 11th Avenue, (Court of Revision, May 13, 1976), be given the equivalent relief under Section 67 of the By-law'. (This paving having been installed in September, 1976);

AND WHEREAS the Mount Pleasant N.I.P. Committee had recommended that these blocks be given the same local improvement relief as other projects within the area (between 20% and 25%) and had included these blocks within the N.I.P. Local Improvement allocation of \$475,000;

AND WHEREAS by not granting this relief to the residents of the 500 and 800 Blocks East 11th Avenue, an anomaly is created within the area;

THEREFORE BE IT RESOLVED THAT the properties on the projects by Petition, Items 17 & 18 of Schedule 436, Court of Revision, May 13, 1976, be given the equivalent relief as other local improvement projects in the Mount Pleasant N.I.P. area under Section 67 of the Local Improvement Procedure By-law.

- (Notice)

ENQUIRIES AND OTHER MATTERS

1. Greek Day and Italian Day.

Alderman Bellamy

requested that officials be advised that in the future, applications for street closures for festivities involving large numbers of people should only be approved on condition that adequate public washrooms are provided. The Mayor so directed.

2. Leave of Absence -  
Alderman Harcourt

MOVED by Ald. Puil

SECONDED by Ald. Marzari

THAT Alderman Harcourt be granted leave of absence from July 8, 1977 to August 6, 1977.

- CARRIED UNANIMOUSLY

3. Greek Day

Alderman Gerard

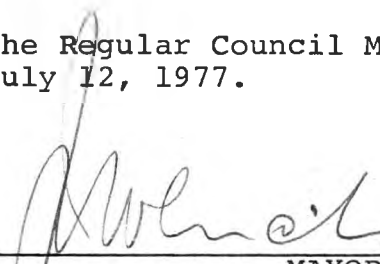
requested a full report on the incidents which occurred on Greek Day. The Mayor so directed.

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The Council adjourned at 7:00 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 28, 1977, adopted on July 12, 1977.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S REPORT

June 20, 1977

TO: Vancouver City Council  
SUBJECT: Auto Towing Contract  
CLASSIFICATION: RECOMMENDATION

The attached letter has been received from ICBC and was circulated to the Mayor and Members of Council on June 21st.

The City Manager notes that the City's contract with General Auto Towing states that the contractor will remove a vehicle "to a storage place referred to in Clause 5, a repair shop, the Police garage, the City garage, or such other place within the City of Vancouver as directed by the Police member ...."

Consequently, the procedure proposed by ICBC does not contravene our contract. Furthermore, the faster service and reduced operating costs inherent in the proposal will accrue to the benefit of the driving public.

The City Manager RECOMMENDS that Council instruct the Police Department to direct all tows from accident scenes to the ICBC storage lot at 1300 South Kootenay Street unless otherwise instructed by the vehicle owner.

FOR COUNCIL ACTION SEE PAGE(S) 399

A-1

MANAGER'S REPORT, JUNE 24, 1977 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required as follows:

WATERWORKS PROJECT 713

<u>Streets</u>	<u>From</u>	<u>To</u>
Carolina Street	13th Avenue	14th Avenue
13th Avenue	St. George Street	Carolina Street
18th Avenue	Prince Edward Street	Carolina Street
Pender Street	Clark Drive	Commercial Drive
Estimated Cost: \$81,000		

The Carolina Street, 13th and 18th Avenue installation are to replace leaking steel mains; the Pender Street installation is to replace an old 4" pit cast iron pipe of inadequate carrying capacity.

54% of the work is required prior to paving and the remainder is in adjacent blocks and should be done at the same time.

I RECOMMEND that Project 713 be approved for construction and that the required \$81,000 be appropriated from 1977 Waterworks Capital Accounts as follows:

\$45,000 from Account 128/7902, 'Prior to Paving-Unappropriated'  
\$36,000 from Account 128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Granville Island Pump Station

The City Engineer reports as follows:

Background

"The City's sewage pump station on Granville Island is due for replacement and a new pump station will serve the City's Phase II of Area 6 and Area 10B, B.C. Central Credit Union's Area 10A and Federally owned Granville Island.

Front end cost estimates for all these developments have included provision for a sharing of the cost of the pump station.

Schedule

It will be most economical for the City to proceed with this work as soon as possible since the pump station construction involves a deep excavation and will be more expensive in wet winter weather and high tides.

Costs

The total capital cost of the pump station is estimated to be \$160,000 and this will be shared by the various projects it serves. All of the details of the cost sharing have yet to be finalized because all development plans are not yet complete. Agreement has been reached, however, between C.M.H.C. and the City whereby C.M.H.C. will contribute 40% of the total capital cost. The remaining details will not be difficult to finalize since B.C. Central Credit Union is obligated to cost share under the terms of existing City by-laws and since the other areas are City-owned.

Clause #2 continued:

Source of Funds

On November 23, 1976, Council approved in principle a Capital Budget for Area 6, Phase II, False Creek, including the Granville Island Pump Station. However, no detailed 1977 Capital Budget for Area 6, Phase II, has yet been submitted for Council approval. Therefore, this report proposes the following sources of funds for the Granville Island Pump Station:

- (a) For the portion of the costs attributable to Area 6, Phase II, the source of funds will be the approved C.M.H.C. loan.

This source of funds will be contingent upon Council approval of the Area 6, Phase II, development proposal. If the Phase II development is not approved, then the source of funds will be the \$457,000 from the Property Endowment Fund which was approved in principle on November 23, 1976.

- (b) The portion of the costs attributable to Area 10A and Granville Island will be recoverable from the developers, B.C. Central Credit Union and C.M.H.C. respectively.
- (c) The source of funds for the portion of the costs attributable to Area 10B is proposed to be a reallocation from unexpended funds for property acquisition in Area 10B (i.e., account number 316/5120).

I RECOMMEND that approval be given to proceed with the construction of the pump station under the following conditions:

- (a) that C.M.H.C. will be responsible for 40% of the cost.
- (b) that the remainder of the cost be shared by Phase II of Area 6 (City), Area 10A (B.C. Central Credit Union) and Area 10B (City), the exact percentages to be determined by the City Engineer and the source of funds to be as described above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

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3. Closure of Portion of School Green Street Adjacent to Lot 30, False Creek, Plan 16003 - Proposed School Site

The City Engineer reports as follows:

The Development Permit Board recently approved an application for a school on Lot 30, False Creek, Plan 16003, subject to several conditions. One of these conditions was that an agreement was to be reached, satisfactory to the City Engineer to eliminate the problem of a proposed depression of the covered play area at the northeast corner of the site. This depression, five feet below the road surface, was designed by the Architect due to a misunderstanding between the Development Consultant and himself. This depression would undermine an existing watermain. The Architect advises that he is not prepared to raise the level of the floor and the School Board is not prepared to pay any additional costs.

An agreement has been reached, subject to the approval of City Council, that the road and the water line be moved at the expense of the False Creek Capital Budget. The estimated cost is \$10,000.

Also, the parcel that is to be conveyed to the School Board (Lot 30) is to be enlarged easterly to encompass the depression. A portion of the westerly side of School Green (street) is to be closed and a portion of City owned Lot 31 on the east side of School Green is to be dedicated for road. The property exchange (see attached plan LF 8291) is proposed at no cost to the School Board. Other alternatives have been explored and have been found to be unacceptable either to the School Board or the City or both. The Director of Finance is in agreement with this proposal.



MANAGER'S REPORT, JUNE 24, 1977 . . . . . (WORKS: A1 - 3)

Clause #3 continued:

It is proposed to also relocate a portion of the road which is to the south of parcel 30. This relocation is necessary to permit a larger playfield (on the south side of the road) than the existing subdivision permits. The change has been expected for some time and the planning of this area, including the design of the school, has taken this change into account.

The City Engineer RECOMMENDS that

- (a) All that portion of road shown outlined red on plan marginally numbered\* LE 4435 be closed, stopped up and title taken thereto.
- (b) The closed road to be subdivided with the proposed school site (Lot 30) and a portion of Lot 31 in a manner satisfactory to the Approving Officer. The subdivision plan to dedicate sufficient land for road purposes to maintain the present street width.
- (c) The subdivision plan to be deposited in the Land Registry Office.
- (d) The relocation of the road and water line be carried out.
- (e) The \$10,000 necessary to carry out these works be added to the False Creek Capital Budget and the source of funds be the C.M.H.C. approved loan."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

\* Plan on file in City Clerk's office

FOR COUNCIL ACTION SEE PAGE(S) 4064 407

Manager's Report, June 24, 1977 . . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Rezoning Application: Northeast Corner of Kingsway  
and Nanaimo Street

The Director of Planning reports as follows:

'An application has been received from Mr. Ross Ritchie, Architect, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the Northeast corner of Kingsway and Nanaimo Street, Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388 be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of

'Commercial and residential mixed use.'

" SITE DESCRIPTION

The site is located on the northeast corner of Kingsway and Nanaimo Street and is composed of two lots. Lot 7 has a frontage along Nanaimo Street of 49.6 feet. Lot 6 has a frontage of 33 feet along Nanaimo Street. Both lots have a depth of 121 feet to a 20-foot lane, for a total site area of 9,961 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and is developed with three billboards on Lot 7 and a one-storey house with basement on Lot 6.

The lands to the east on the north side of Kingsway are zoned (RT-2) Two-Family Dwelling District and developed with a mixture of one-storey one-family dwelling units and various two-family dwelling units.

The single lot immediately to the north is zoned (RT-2) Two-Family Dwelling District and developed with a 1½-storey plus basement one-family dwelling. The lands further to the north are zoned (RS-1) One-Family Dwelling District and are largely developed with older one-storey plus basement one-family dwellings. Recent development through the construction of larger, new one-family dwellings is apparent.

The lands to the west on the north side of Kingsway and fronting on Kingsway are zoned (C-2) Commercial District and developed with a gasoline service station, a restaurant, tourist court, Army and Navy Veterans' Club and a drive-in restaurant as one proceeds from Nanaimo Street to Gladstone Street on the west.

The lands to the south at the southwest corner of Kingsway and Nanaimo Street are zoned (CD-1) Comprehensive Development District and are currently being developed with two three-storey apartment buildings and a one-storey building containing a bank and eight retail stores. The lands to the south, fronting on the south side of Kingsway and east of Nanaimo Street for approximately half of the distance to Slocan Street are zoned (C-2) Commercial District and developed with a hotel, a 1½-storey dwelling unit, a one-storey office building and a 1½-storey dwelling unit as one proceeds from Nanaimo Street towards Slocan Street.

BACKGROUND

In 1968 an application by a different applicant was received requesting a rezoning of this site plus Lot 5 to the north and Lot 9 to the east from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of developing offices. The rezoning would have created a situation whereby thirteen lots zoned (RT-2) Two-Family Dwelling District would have been locked in between two commercially zoned areas. Since the residentially zoned properties were developed with dwellings in good to excellent condition and the grade of the land would make redevelopment in commercial uses difficult and since it was felt that sufficient underdeveloped (C-2) commercially zoned property existed on Kingsway, the rezoning was refused.

In November 1975 an application by a different applicant was received requesting rezoning of the site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of developing offices with suites above was refused for the following reason:

Cont'd . . .

Clause 1 Cont'd

1. A rezoning of the site to (C-2) Commercial District would allow a development of a higher bulk and intensity of use in an area zoned and developed as (RT-2) Two-Family Dwelling District to the north and east.

In recommending refusal, the Director of Planning did state that:

'The Director of Planning, however, would give favourable consideration to an application to rezone to (CD-1) Comprehensive Development District of a well designed, mixed commercial and residential development that is compatible with the area and is limited to a floor space ratio of 1.0, and that the commercial use be restricted to small offices and/or retail uses that serve the local needs of the area and are quiet to the residential uses on the upper floors. The design should have particular regard to its effect on the adjacent residential owners, provide adequate vehicular ingress and egress to the site. Amenities should be built into the development. The applicant should also attempt to acquire the remaining RT-2-zoned lot to the north of the site (Lot 5, Block 9, D.L. 393) to be included in the development.'

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, May 11, 1976." The plans indicate a mixed commercial/residential development with ground floor commercial and two-storey dwelling units above.

CALCULATIONS

Site Area:	9,961.5 square feet			
Floor Area:	Commercial:	4,205 square feet		
	Residential:	5,400 square feet		
	Total:	9,605 square feet		
Floor Space Ratio:	0.964			
Height:	3 storeys, 28 feet			
Site Coverage:	75.3%			
Building Setbacks:		<u>Main Floor</u>	<u>Residential</u>	
	From Kingsway:	NIL	8 Feet	
	Nanaimo Street:	4½ Feet	8 Feet	
	Northerly Interior			
	Property Line:	9 Feet	9 Feet	
	Easterly Lane:	32½ Feet	32½ Feet	
Parking Spaces:	Proposed:	12		
	Required:	Commercial:	5	
		Residential:	7 (at 1 space per 725 square feet)	
		Total:	12	
Dwelling Units:	5 - 2-bedroom units at 920 square feet			
	1 - 2-bedroom unit at 1,100 square feet			

URBAN DESIGN PANEL

The Urban Design Panel considered the application on November 18, 1976 and commented:

'The Panel felt that this was a reasonable design but criticised it for being too fussy. The direction of the siding on the east elevation was too disturbing and needs some refinement.

RECOMMENDATION: That the Director of Planning approve this design subject to design refinement to his satisfaction.'

Revised drawings subsequently submitted by the applicant have reflected the comments from the Panel.

Cont'd . . .

Clause 1 Cont'd

CITY ENGINEER

The City Engineer, in a memorandum dated June 6, 1977, commented as follows:

'I have no objection to this rezoning proposal as submitted on drawings dated May 12, 1977. Matters pertaining to loading bay geometrics and building grades can be resolved to my satisfaction at the Development Permit stage.'

ANALYSIS

The Planning Department is concerned with both the demand for additional commercial space along Kingsway and the nature of the commercial uses which might be accommodated because of the potential incompatibility with the six dwellings on the second floor of the proposed development.

Regarding noise, given that the abutting streets are heavily travelled arterials, significant attention was paid to attempts made by the applicant in reducing the transmission of traffic noise into the residential units. The applicant notes in a letter submitted that design features and construction techniques have been incorporated in view of this concern. These will require further analysis at the Development Permit and Building Permit stages.

In light of the fact that the proposed development will produce rental areas for use by three separate businesses and also recognizing that each residential unit has been provided with only slightly more than one parking space per unit, the provision of a total of twelve parking spaces to service both residential and commercial components was seriously examined by the Department. Although the development of a parking problem will be largely dependent upon the nature of the commercial uses which might occupy the ground floor spaces, parking has been assessed under the most stringent regulations of Schedule B of the Zoning and Development By-Law. With restricted turns onto the site from eastbound Kingsway, proposed access to the site from the lane was examined by the Traffic Division of the Engineering Department. Their response indicated that the volume of traffic along this lane would probably increase but that the increase is not expected to be significant.

As mentioned previously, the City Engineer will require modifications made to the loading space proposed should the rezoning be approved and a Development Permit Application filed. The Urban Design Panel also expressed concern regarding the lighting and screening of the proposed parking area particularly with respect to the proposed residential units and those existing to the north. These concerns may also be handled at the Development Permit stage.

In conclusion, it is felt that the proposed development is appropriate to the site and that attempts have been made to ensure a compatible relationship with the surrounding residential development.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

1. That the application be approved subject to the following conditions:

A. The CD-1 By-Law would restrict the form of development as follows:

Uses:

A maximum of three retail stores, offices or similar uses which, in the opinion of the Director of Planning, are deemed to cater to the needs of the local neighbourhood and are not unduly injurious to the comfort and enjoyment of residents in the dwelling units above;  
A maximum of six dwelling units; and  
Customarily ancillary uses including off-street parking and loading

subject to such conditions as Council may by resolution prescribe.

Floor Space  
Ratio:

Not to exceed 1.0 as computed in accordance with Section 1.6 of the (RM-1) Multiple Dwelling District Schedule.

Cont'd . . .

Clause 1 Cont'd

Height: Not to exceed 3 storeys nor 28 feet measured from the average elevation of the finished grade of the site surrounding the building.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-Law provided that parking spaces for residential uses shall be assessed at 1 parking space per 725 square feet of gross floor area of all floors of the building used for residential purposes.

Off-Street Loading: A minimum of one off-street loading space shall be provided and maintained in accordance with Section 13 of the Zoning and Development By-Law.

And subject to the following:

1. That the site (Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1383) be first consolidated into one parcel and so registered in the Land Registry Office.
2. That the detailed scheme of development be first approved by the Director of Planning having particular regard to the overall design, after having received advice from the Urban Design Panel, including the relationship to the adjacent residential development and the busy intersection, the provision and maintenance of landscaping, provision of garbage collection facilities and vehicular ingress and egress to the development.
3. The development is not to be materially different from the plans numbered 1-3, prepared by Ritchie/Manners, Architects/Planners, dated May 12, 1977.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be received and the whole matter referred direct to a Public Hearing.

INFORMATION:

2. East Side of the 4800 Block Oak Street  
(Between West 32nd and West 33rd Avenues)

The Director of Planning reports as follows:

'In refusing a proposed rezoning of lands at 4870 Oak Street from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District, City Council on September 28, 1976, resolved:

"That the Director of Planning investigate and report back on the feasibility of permitting, under the (RS-1) zoning, some form of increased density, such as 'in-law' suites, in the dwellings located on the east side of the 4800 block Oak Street."

Site Description

The area referred to by Council is comprised of five lots fronting onto the east side of Oak Street between West 32nd and West 33rd Avenues. (See Appendix A). The five lots are zoned (RS-1) One-Family Dwelling District as are the surrounding lands to the east, south and west. At present the five lots are generally developed with one-storey one-family dwellings with basements, typical for this area of the city.

Clause 2 Cont'd

To the north of the site, the Red Cross Building on the north east corner of West 32nd and Oak Street, is developed as a conditional use on lands zoned (RS-1) One-Family Dwelling District. Surrounding that parcel of land, on the north and east, is the Shaughnessy Hospital whose lands have recently been rezoned to (CD-1) Comprehensive Development District. Across the street, along the west side of Oak, are one-family one-storey dwellings similar to those on the five lots in question. To the south of the site is Eric Hamber High School on the southeast corner of West 33rd Avenue and Oak Street which is also developed as a conditional use on lands zoned (RS-1) One-Family Dwelling District. The same zoning is applicable to the east of the site, from the lane behind Oak Street to Willow Street, and as well along the east side of Willow to 37th Avenue, where one-family dwellings have been developed comparable to those on the five lots in question.

Background

The Planning Department's recommendation concerning the proposed rezoning of 4870 Oak Street, from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District, to permit a duplex was that the application be not approved as it constituted a spot rezoning in an area that is predominantly developed with single-storey plus basement one-family dwellings.

Analysis

The provisions of the (RS-1) One-Family Dwelling District Schedule permit, as outright uses, one-family dwellings and up to two boarders or lodgers, or five foster or day-care children in a dwelling unit. A number of non-residential uses may be permitted as conditional uses. As well, boarding or rooming houses and additional dwelling units or housekeeping units which were in existence prior to 1956 were also permitted as conditional uses when the Zoning and Development By-Law was enacted in 1956 with the clear intention that new development of this nature was not to be permitted. The Planning Department believes that the existing (RS-1) One-Family Dwelling District Schedules contains adequate provisions for increased density which are appropriate to the nature of the zone.

In undertaking our analysis of the five lots in question, other lands in the area zoned and developed as (RS-1) One-Family Dwelling District were also examined. Site inspection and analysis indicate that there are many lands in the vicinity which have characteristics comparable to those of the lands on the east side of the 4800 block Oak Street. There are, for example, many properties zoned (RS-1) One-Family Dwelling District and fronting onto the west side of Oak Street. The residentially zoned and developed lands on the east side of Willow Street are in a comparable position to the five lots in question in that there are institutional uses on the surrounding lands.

In conclusion, it is felt that the existing (RS-1) One-Family Dwelling District Schedule is adequate in terms of the permitted density given the nature of the zone. It is also felt that there are insufficient peculiarities of site to warrant special consideration of the five lots in question.

For Council's information, a summary of the current resolutions on "Suites for Dependant Parents" and "Hardship Policy" are attached as Appendix B. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION:

3. Rezoning Application: 5178-5188 Moss Street and  
5239-5255 Fairmont Street

The Director of Planning reports as follows:

'An application has been received from Mr. N. Ginder, Best Lumber and Supplies Ltd., requesting an amendment to the Zoning and Development By-law No. 3575 whereby 5178-5188 Moss Street and 5239-5255 Fairmont Street, Lots 10, 11, 50 & 51, Blocks 6 & 7, D.L. 37 be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

Clause 3 Cont'd

'Stores and offices and suites and parking.'

" SITE DESCRIPTION

The site is located within the block bounded by Kingsway on the south, Horley Street on the north, Moss Street on the west and Fairmont Street on the east. The site is comprised of four lots each measuring 33 feet by 99 feet. Two of the lots front onto Moss Street, adjacent to the lane north of Kingsway. Two of the lots front onto Fairmont Street, adjacent to the lane north of Kingsway. Since there is no intervening lane, the rectangular site measures 66 feet by 198 feet, producing a site area of 13,068 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and developed as follows:

Lot 10 & Lot 51: 1 storey plus basement one-family dwellings, presently appear in poor repair and vacated. The rear portions of these lots are presently gravel surfaced, having been used until recently for building material storage in conjunction with Best Lumber & Supplies Ltd., located across the lane and fronting on Kingsway. A large fork-lift vehicle is presently parked on this gravelled area when not in use. Owner is Best Lumber and Supplies Ltd.

Lot 11 & Lot 50: Most of Lot 50 and the rear portion of Lot 11 are gravel covered and a small shed has been erected on Lot 50. As a consequence of prolonged legal action by the City, all except the remains of a gravel pile, a small pile of used lumber and this storage shed have been removed from these two lots which are owned by Best Lumber and Supplies Ltd.

The two lots immediately to the east and owned by the applicant were originally included in the rezoning application and are developed as follows:

Lot 12: 1 storey plus basement one-family dwelling, presently occupied and, from a cursory exterior inspection, in a fair state of repair.

Lot 49: 1½ storey plus basement one-family dwelling, presently occupied and, from a cursory exterior inspection, in poor repair.

The lands further to the east, north and west are zoned (RS-1) One-Family Dwelling District and generally developed with 1 storey plus basement one-family dwellings with the exception of the land immediately across Moss Street to the west which is zoned (C-2) Commercial District and developed with the Canada Dry Soft Drink Plant.

The lands directly to the south across the lane and fronting on Kingsway are zoned (C-2) Commercial District and developed as follows:

Lots 4-7 inclusive: Best Lumber and Supplies Ltd.

Lot 4: Retail with office and residential units above.

Lots 5-7 inclusive: Open storage of lumber and building materials with a storage shed adjacent to lane.

Lot 8: Building materials/contractor(tile) with residential above.

Lot 9: Cleaners.

The lands to the southeast across Fairmont Street and fronting onto the north side of Kingsway are zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings.

The lands on the south side of Kingsway and fronting onto Kingsway are zoned (C-2) Commercial District and developed with appropriate uses. (See Appendix B).

BACKGROUND

In August 1964 an application submitted by Mr. N. Ginder on behalf of Best Lumber and Supplies Ltd., requesting rezoning of two lots (50 and 51) from (RS-1) One-Family Dwelling District to (C-2) Commercial District was withdrawn. Withdrawal followed discussions with this Department which noted that the proposed use of the site for a building materials storage yard was not a permitted use in a (C-2) Commercial District. Proposed use of this site for off-street parking would also

Cont'd . . .



Clause 3 Cont'd

not require rezoning since parking in a residential district to serve an adjacent commercial enterprise is a conditional use.

The applicant was also reminded in August 1964 that the Building Inspector had notified Best Lumber and Supplies Ltd., to discontinue use of Lots 50 and 51 for storage of sand, gravel, lumber and certain equipment.

In May 1971 Mr. N. Ginder, on behalf of Best Lumber and Supplies Ltd., submitted an application to rezone four lots (10, 11, 50 and 51) from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of "stores, offices, suites and parking." The Director of Planning, on July 21, 1971, recommended that the application be not approved as there is ample (C-2) Commercial property on Kingsway which could be best redeveloped for the uses suggested by the applicant and the intrusion of additional commercial development in the single family area would not be compatible with the adjacent homes. The Vancouver City Planning Commission concurred with this recommendation.

Council, on January 11, 1972, considered the application and recommendation of the Director of Planning. It was resolved as follows:

'THAT this matter be referred back to the Director of Planning and Civic Development for further discussion with the applicant and report to Council in due course with respect to revised scheme of development.

FURTHER, that it be suggested to the applicant he consider withdrawing the present application in the meantime.'

From January 11, 1972 several meetings were held with Mr. Ginder and estimates for the cost of utility relocation and closure of the lane were prepared. At a meeting on March 26, 1973, Mr. H. W. Gray, Zoning Planner, Mr. Roberts of the Engineering Department and Mr. Ginder discussed the matter and the following was agreed:

- a) Mr. Ginder would contact the owners of the two individual lots (to the east) to ascertain if they would be agreeable to giving up the lane and Mr. Ginder acquiring same and, in turn, provide vehicular ingress and egress to their sites.
- b) Mr. Ginder would prepare sketch plans of how he proposed to add to the existing structure on Kingsway if rezoning of the four additional lots were considered and approved by Council.
- c) When Mr. Ginder had completed (a) and (b) he would submit sketch plans to the Planning and Engineering Departments to examine and, if the two Departments were of the opinion that the proposal could be supported, he would then first contact the surrounding home owners to obtain their opinions prior to making his final submission.

From March 26, 1973 to April 22, 1975 numerous letters were sent to Mr. Ginder requesting the information noted above and if he still desired to continue with the application. On April 22, 1975 the file was closed.

On October 15, 1975 Mr. Ginder was informed that a new rezoning application would be necessary and the requested information would have to be supplied. A representative of this Department met with Mr. Ginder on November 3, 1975 and December 29, 1975 regarding his application. At each meeting it was explained to Mr. Ginder the information we required and that a new rezoning application would have to be submitted. Mr. Ginder, at both meetings, agreed to this.

On September 8, 1976 Best Lumber and Supplies Ltd., were found guilty of using the sites proposed for rezoning in contravention of the regulations of the Zoning and Development By-Law No. 3575.

The current application, submitted on December 3, 1976 by Mr. N. Ginder on behalf of Best Lumber and Supplies Ltd., requests rezoning of the same four lots from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of "stores, and offices and suites and parking." Accompanying the application were letters signed by the owners of the two individual lots fronting onto Kingsway and adjacent to the existing Best Lumber and Supplies Ltd., development, approving of the sketch plans submitted along with the application by Mr. Ginder.



Clause 3 Cont'd

PROPOSED DEVELOPMENT

The applicant submitted very preliminary "block outline" drawings with his application which were stamped, "Received, City Planning Department, January 20, 1977." The drawings indicate a proposed new building to be developed largely on the most easterly portion of the site with parking on the westerly portion directly off the lane.

ANALYSIS

In reviewing the history of this site and in particular the previous rezoning application and conditions agreed to at that time by Mr. Ginder, it was suggested that Mr. Ginder contact surrounding home owners for their opinions regarding the proposed development. It should be noted that the current application at this point in time entailed six lots: the four included in the now amended application and two additional lots adjoining to the east.

Mr. Ginder delivered a total of 121 information notifications to properties in the vicinity. Mr. Ginder subsequently presented 30 letters signed in support and 9 in opposition which had been returned to him. A petition containing 72 signatures (52 properties) and 7 letters were submitted in opposition directly to the Planning Department. Following presentation of this material to Mr. Ginder and explanation of why the Department was not supporting the proposed rezoning, it was recommended that the applicant consider withdrawing his current application in order to meet with the surrounding residents and develop an alternate acceptable proposal.

Mr. Ginder decided to proceed with the rezoning but, on advice from the Department, reduced the area of the proposal by deleting the two lots to the east (4 lots remaining).

While the reduced area of the requested rezoning does lessen the intrusion of the proposed rezoning and development into the adjoining residential community (particularly since the two residential lots deleted are owned by the applicant), the rezoning is still felt to be inappropriate. The reasons remain as stated in the previous rezoning application and re-stated as follows:

1. ample property zoned (C-2) Commercial District exists along Kingsway which could best be redeveloped for the uses suggested by the applicant.
2. the rezoning and proposed development (or alternate uses) would represent an intrusion of commercial development which would be incompatible with adjacent residential development.

The applicant has been advised that rezoning of the site would not be required for consideration of a Development Permit Application proposing use of all or a portion of the site for parking to service the existing Best Lumber and Supplies Ltd., development. (Parking is a conditional use in an RS-1 District and may require notification of adjacent property owners).

RECOMMENDATION: The Director of Planning recommends that the application be not approved, for the reasons noted above. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION:

545 West 60th Avenue: Complaint re Secondary Suite

Mr. A. C. White, Barrister and Solicitor, has requested to appear before City Council as a delegation on behalf of Mr. T. B. Lyttleton of 537 West 60th Avenue and Mr. Robert B. Lyons of 545 West 60th Avenue, with respect to a hardship application involving a basement suite at the above location.

The Director of Permits and Licenses reports as follows:

Clause 4 Cont'd

"As a result of a complaint on April 18, 1977, our inspection services reported that the basement of the above building contained a separate dwelling unit which was occupied. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling and on May 5, 1977, the tenant made application for consideration under the hardship policy on medical grounds. On June 6, 1977, the Hardship Committee reviewed this application and recommended that it be approved. This recommendation was made in concurrence with the recommendation of the Medical Health Officer. In view of the delegation request this matter is submitted for Council's CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

(DELEGATION REQUEST: MR. A.C. WHITE, BARRISTER AND SOLICITOR)

RECOMMENDATION:

5. Proposed Development, W/S Wallace Street Between West 2nd Avenue and Point Grey Road

The Director of Planning reports as follows:

"On July 13, 1976, the City Council approved the above described property to be rezoned from (RS-1) one-family dwelling district to (CD-1) Comprehensive Development District which would permit apartment buildings, townhouses, and customarily ancillary uses including off-street parking subject to a number of conditions.

The following Development Permit Applications have been received for this site:

1. Development Permit Application #77319, filed by John Keith King, Architect for Greater Vancouver Housing Co-op, on April 13, 1977. The request is to construct a townhouse development containing 37 dwelling units.
2. Development Permit Application #77435, filed by Olson Architects/Program Planners, for Penta Co-op Housing Association on April 22, 1977. The request is to construct a townhouse development containing 20 dwelling units.
3. Development Permit Application #77926, filed by H. Weinreich, Architect, for Dunbar Village Community Co-op on June 7, 1977. The request is to construct a townhouse development containing 15 dwelling units.

The Development Permit Applications listed in 1 and 2 above have been checked and are found to be in accordance with the CD-1 By-law No. 5011.

However, it was noted that there are some differences between the drawings submitted with the Development Permit Applications and those presented at the Public Hearing at the time of rezoning. These differences are substantial in the case of item 1. The major differences include the change of the general layout, the deletion of underground parking for surface parking and setbacks from property lines.

125 neighbouring property owners have been notified by letter about items 1 and 2 and 90 letters of objection have been received.

Clause 5 Cont'd

A meeting, called by Alderman Harcourt, was held on June 7, 1977 to discuss the two Development Permit Applications already submitted. Three other Aldermen, the Director of Planning and the representatives of the developers were present at the meeting. It was agreed at the meeting that the Development Permit Applications should be processed through regular channels. Before approval is given, public input should be included through a Public Information Meeting with Council.

The Development Permit Application referred to in 3 above has not yet been completely processed but should be ready for consideration at a Public Information Meeting.

Bearing in mind the heavy level of objection received after notification, the Director of Planning RECOMMENDS that:

City Council holds a Public Information Meeting at which the three applicants and the City's co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Planning.

(DELEGATION REQUEST: JERICO AREA CITIZENS' ASSOCIATION.)

FOR COUNCIL ACTION SEE PAGE(S) 407 & 408

Manager's Report, June 24, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) May, 1977

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of May 1977.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
May 2	Mercantile Bank of Canada	May 10/77	\$ 2,504,246.57	\$ 2,500,000.00	8	7.75
2	Royal Bank of Canada	May 3/77	1,500,308.21	1,500,000.00	1	7.50
3	Bank of British Columbia	Sept.15/77	2,058,364.38	2,000,000.00	135	7.89
4	Mercantile Bank of Canada	Sept.15/77	3,086,457.53	3,000,000.00	134	7.85
6	Royal Bank of Canada	May 9/77	750,462.33	750,000.00	3	7.50
10	Bank of British Columbia	Sept.15/77	2,565,753.42	2,500,000.00	128	7.57
13	Royal Bank of Canada	May 16/77	1,500,739.73	1,500,000.00	3	6.00
16	Toronto Dominion Bank	Oct.14/77	2,061,475.62	2,000,000.00	151	7.43
20	Royal Bank of Canada	May 24/77	1,000,547.95	1,000,000.00	4	5.00
24	Bank of British Columbia	Oct.14/77	1,028,286.58	1,000,000.00	143	7.22
24	Royal Bank of Canada	May 25/77	1,500,267.12	1,500,000.00	1	6.50
25	Toronto Dominion Bank	Oct.14/77	2,569,638.36	2,500,000.00	142	7.16
26	Bank of British Columbia	May 27/77	1,000,193.15	1,000,000.00	1	7.05
31	Bank of British Columbia	June 1/77	2,000,410.96	2,000,000.00	1	7.50
			<u>\$25,127,151.91</u>	<u>\$24,750,000.00</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Days	Yield
Chartered Bank Deposit Receipts & Government Notes						
May 31	Bank of British Columbia	June 14/77	\$ 2,607,130.41	\$ 2,600,000.00	14	7.1!

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31 , 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	\$ 54,948,455.60	\$ 53,305,277.98"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Park Board Staffing

As a result of recurring problems associated with the maintenance of stationary equipment, and because of numerous demands from the Provincial Boiler Inspector to provide a higher level of maintenance to the stationary equipment, a comprehensive review of the maintenance needs at all major Park Board facilities was undertaken by their Manager of Operational Systems. This report, which is on file with the City Clerk, points out that the Stationary Equipment Section has been unable to meet the minimum requirements of the Boiler and Pressure Vessel Act with regard to annual equipment inspections and proposes a major reorganization and increased staffing of the Section in order to adequately maintain a physical plant which is valued at over \$6 million. The three principal recommendations of the report are:

1. The establishment of a mobile maintenance crew to maintain equipment at locations with no Stationary Equipment Operator, provide a pool for coverage in the event of vacation or illness and provide extra help during breakdowns or major overhauls.
2. The conversion of ten temporary positions to permanent positions among the Iceman-Janitors.
3. A general reorganization of the Stationary Equipment Operators, Building Service Workers and Iceman-Janitors stationed at each major facility.

Mobile Crew

The need for a mobile work crew has become apparent in recent years with the growth in both facilities and staff and the concurrent increase in vacation allowance. In the last ten years, four ice rinks and three pools have been added to the Park Board system. The staff level required to operate these facilities has increased from 15 to 54 Stationary Equipment Operators and Iceman-Janitors. The total vacation allowance for the 15 Stationary Equipment Operators in 1977 will be approximately 270 man days. The need is further aggravated by more rigid inspections by the Provincial Boiler Inspectors and the increasing age of the equipment. Of the 55 annual boiler inspections required, for example, only 15 are able to be completed each year with the present staff. One of the consequences of the present staff's inability to cope with the increased work load was the boiler explosion at Sunset Community Centre in 1975. Had this boiler been regularly serviced, it is unlikely that this explosion would have occurred. The proposed mobile maintenance crew will be responsible for the regular servicing of all unattended boilers. It would be comprised of three persons - two Stationary Equipment Operators and one Iceman-Janitor at an approximate annual cost of \$45,000 (1976 rates, including fringe benefits).

Iceman-Janitors

The personnel employed as Iceman-Janitors have traditionally been employed as Temporary "Inside" workers for a seven-month period; the staff has then been employed as "Outside" workers during the Summer. Consequently, the benefits normally provided to permanent employees were not available to Iceman-Janitors. Council recognized this anomaly when considering the reorganization of the Recreation Division, and on October 21, 1975, passed the following motion:

- "E. Approve in principle the establishment of permanent Iceman-Janitor positions to enable the twelve-month operation of rink facilities (presently being reviewed by the City Manager's Office)."

Clause #2 continued:

At the present time, three rinks, Kitsilano, the West End and Britannia, are funded for twelve months operation. Until further experience is gained with regard to public demand for summer ice time, the remaining rinks are to remain as seven-month operations. It is proposed, however, that ten of the seventeen temporary Iceman-Janitor positions be made permanent in order to reduce turnover and provide more adequate summer staff to carry out planned maintenance and prepare the outdoor pools for summer operation. The increased annual cost to convert these ten positions from 7 month to 12 month (permanent), including fringe benefits at 1976 rates is \$52,900. The summer casual payroll will, correspondingly, be reduced by \$42,100 for a net additional cost of \$10,800.

General Reorganization

The implementation of the general reorganization of Stationary Equipment Operators, Building Service Workers and Iceman-Janitors will have the effect of providing adequate staff at each location and reducing the need to move permanently assigned staff to un-staffed locations. Furthermore, it is expected that the revised organization will provide an improved level of supervision with a consequent improvement in the performance of the maintenance tasks. This reorganization will add one permanent Building Service Worker position at an annual cost of \$12,100 (including fringe benefits at 1976 rates) but will also reduce the casual payroll by \$6,800 for a net cost of \$5,300. Reductions in the overtime expenditures and the costs of engaging an independent Heating Contractor are expected to total approximately \$9,200 per year. This saving, will effectively offset the net cost of the fourth position proposed in the report. Non-recurring costs of approximately \$8,000 are also proposed for the purchase of a truck and office equipment for the Mobile Maintenance Crew. The stationary equipment section currently utilizes the leased vehicle on an intermitent basis. The acquisition of the new vehicle will eliminate leasing costs so that the effective net annual increase cost will be \$1,000.

The Administrative Analyst has reviewed the proposed reorganization, the work load of the Section and the general level of maintenance at selected facilities and concurs with the recommendations of the Manager of Operational Systems.

This report has been discussed with both the VMREU and CUPE, since both of their jurisdictions are affected. Implementation of the reorganization will require an extensive classification review of the positions within the Stationary Equipment Section and the establishment of four additional positions. The estimated costs, including fringe benefits at 1976 rates, are as follows:

	<u>Annual</u>	<u>1977</u>
Possible Reclassifications	\$ 4,700	\$ 2,300
Iceman-Janitors (7 months-12 months)	52,900	51,100
Mobile Crew (3 positions)	45,000	14,900
Building Service Worker	12,100	4,300
Vehicle Operation - Net	1,000	300
Less:		
Reduced Summer Labour Payroll	(42,100)	(42,100)
Reduced Casual Payroll	( 6,800)	( 3,300)
Reduced Overtime	( 2,200)	( 1,100)
Reduced Contractor Work	( 7,000)	( 4,000)
	<u>\$ 57,600</u>	<u>\$ 22,400</u>

Non-Recurring Costs

Truck Purchase	\$ 6,500
Office & Equipment	1,500
	<u>\$ 30,400</u>

Cont'd . . .

Clause #2 continued:

The Comptroller of Budgets and Research advises that, if approved, the source of funds will be Contingency Reserve.

The City Manager RECOMMENDS as follows:

- A. That the proposed reorganization of the Stationary Equipment Section of the Park Board as proposed by the Superintendent of Parks Board and Manager of Operational Systems be approved.
- B. That four additional permanent positions be established in the Stationary Equipment Section, all positions in the Section being subject to classification or reclassification by the Director of Personnel Services and concurrence with the classifications of both the VMREU and CUPE.
- C. That ten temporary Iceman-Janitor positions be established on a permanent 12 month basis.
- D. That \$30,400 be appropriated from Contingency Reserve to implement the foregoing (at 1976 rates).

INFORMATION

3. Provincial Government Revenue Sharing Act

The Director of Finance reports as follows.

"On June 17, 1977 the Minister of Municipal Affairs and Housing, the Honourable Hugh Curtis, announced Bill 58, the Revenue Sharing Act. This Act and its associated regulations, provide for a formula to determine the proportions of various Provincial revenues to be available for conditional and unconditional grants to municipalities in B. C., and provides for the distribution of this revenue sharing to the municipalities.

In looking at the question of Provincial grants to municipalities, there are three areas to be considered. The first is the formula that determines the source of funds, the second is the formula that determines the distribution of those funds to municipalities, and the third is the adequacy of the amount of dollars distributed.

The new Act deals with the first and second points. With respect to the third point, namely the adequacy of the total dollars distributed, obviously municipalities are probably never going to be entirely happy with the number of dollars distributed, but equally obviously the Province must be concerned with its overall priorities for available funds and since it provides the funds for the municipalities it certainly is in the position to control the total dollars.

With respect to the first point the Act would appear to be a major and very positive solution to the demands of the municipalities for revenue sharing. The Province has included its major economically sensitive revenue sources, which can certainly be subject to both ups and downs with the economy, but this is of course the whole point about revenue sharing. With respect to the second point, the distribution of the funds, it is in my opinion impossible to develop a completely fair formula that recognizes the peculiar conditions impinging on large core cities such as Vancouver, the peculiar conditions that impinge on the small northern municipalities, or the municipalities that are large geographically but thinly populated, etc. In effect, any formula for the distribution is going to be subject to much argument depending on the particular viewpoint of the person concerned. Also in my opinion, the proposed formula is somewhat slanted in favour of the smaller municipalities but not too seriously so, and I would also anticipate that will be refined in the future.

Clause #3 continued:

The formula for the source of funds is the combined annual dollar yield of one personal income tax point, one corporate income tax point, and six percent of the Provincial revenue from renewable resources, non-renewable resources, and the sales tax. The Minister stated in his news release that this is approximately equivalent to six cents of every economy generated dollar entering the Provincial treasury. The income tax points are not in addition to the present income tax levies but are a portion of the existing ones.

The formula for the distribution is made up of a number of items, specifically:

1. The basic grant of \$30,000 to every municipality regardless of its size or fiscal capacity.
2. The Water Facilities Grant which assists in the payment of the debt charges related to water facilities based on a property tax levy formula.
3. \$100 per net unit of new housing regardless of price or density.
4. The Municipal Incentive Grant of \$1,000 per housing start that conforms to specified price and density standards.
5. A new Municipal Highways/Roads Grants Program for assistance with the capital cost of major municipal highways. This would appear to replace the present Provincial sharing under the Highways Act but this is not yet known.
6. Administration, planning and basic grants for regional districts.
7. The major portion of the funds will be distributed 80% on a per capita basis, and the other 20% on the basis of relative cost of municipal operation and relative per capita real property assessment.

At the moment, the Province is estimating that the application of the formula will produce in 1978 approximately \$21,000,000 more than in 1977, which would represent a healthy increase in the funds available to municipalities. It has to be recognized of course that this is an estimate of the Province based on their present projections of where the economy is going next year and could therefore be subject to considerable adjustment upwards or downwards in the future. However, it would appear to be quite positive from the point of view of the municipalities.

The City of Vancouver does not presently share any money from the Province towards its roads or highways costs either capital or maintenance, but it does not appear to be excluded from this new program, which is a most positive step for Vancouver.

CONCLUSIONS

In my opinion the action of the Provincial Government is very positive for the municipalities and should also provide more money for Vancouver in 1978 compared to 1977.

As the effects of the two formulas are seen, refinements will undoubtedly be made by the Province and presumably as a result of representations by the UBCM. Vancouver's interest will presumably centre around preventing any further changes in the direction of benefiting the smaller municipalities at the cost of the larger centres such as Vancouver. There does not appear to be sufficient recognition of the costly problems peculiar to a large core city such as Vancouver and it would be wise for the City of Vancouver to keep such factors before the Province."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.



A-9

MANAGER'S REPORT, JUNE 24, 1977 . . . . . (PROPERTIES: A-9 -1)

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>
1800 - 1802 W. 4th Ave and 2003 - 05 Burrard Street Lots 19 & 20, Blk 247, D.L. 526	Burrard St. Widening	Kay Jay Wrecking Co. Ltd.

<u>City to Pay</u>	<u>Code No.</u>
\$3,820.00	146/5921

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 409

MANAGER'S REPORT

June 8, 1977

179  
B

TO: Vancouver City Council

SUBJECT: Amendment to Area Development Plan and Program  
for Phase 2, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

1. Purpose

The purpose of this report is to describe the refinements which have been made to the scheme for Phase 2, Area 6, to recommend that amendments be made to the Area Development Plan, and to recommend the next steps necessary to prepare for start of construction of the services, park areas and the residential and commercial components.

2. Summary

a. Background

Council on October 5, 1976 instructed the Development Group to proceed with refinement of the approved Area Development Plan to the point where instructions could be given for the start of drawings for Development Permit applications.

b. Refinements to the Previously Approved Design Concept

The Team of Downs Archambault, Davidson Johnston and Frank Stanzl Construction Ltd. has submitted a detailed "Handbook" report on Phase 2 and an Addendum. The refined scheme presents an exciting and practical proposal for development of Phase 2.

The highlights of the refinements are summarized as follows (for more detail, see the body of the report):

- (1) There are now proposed approximately 600 dwelling units.
- (2) The locations, sizes and heights of the buildings have been adjusted. The previous development area and maximum height of 150 ft. has not been exceeded.
- (3) The most easterly residential enclave extends over the water with the public waterfront walkway with 40 ft. easement for services passing through a 20 ft. high archway. In view of the Caesar's Bridge issue in Phase 1, this is brought specifically to the attention of Council.
- (4) There is an opportunity for a day care centre for up to 50 children, plus another 20,000 sq. ft. of indoor sports space - subject to financing being arranged and a 2000 sq. ft. community facility and a 1500 sq. ft. dinghy sailing/canoeing centre on Alder Bay, subject to financing and adequate provision for servicing.
- (5) Commercial space has been consolidated on the development area next to the bridge, and will include office space, local retail stores, restaurant and sports facility. A single occupancy building for a selected client is recommended.

c. Residential Housing Programs/Social Mix

The non-market or subsidized social housing programs proposed are Par-Value Co-operative with High Impact Grant, and Personal Care Facilities.

Both these programs would be undertaken by the False Creek Development Group for the City's Public Housing Corporation in co-operation with selected non-profit sponsor organizations, and in accordance with Council's resolution of March 29, 1977.

Financing of the proposed Co-operatives and the Personal Care Home has been discussed with CMHC and the Province, and we believe it can be arranged although no commitments can be received until plans and costs are submitted and approved.

Senior citizen housing projects are not contemplated for Phase 2 because the Province presently prefers assistance in situ (the SAFER program).

Other assisted housing programs proposed are developer-sponsored AHOP condominiums and Assisted Rental Program apartments.

We would like also to have Non-Profit Rental units for families, couples and singles in Phase 2 but this seems unlikely.

The market component proposed for Phase 2 are townhouse and apartment condominiums.

The mix will be approximately as previously proposed.

We believe we can continue to meet the City's objectives for social mix in the combined Phases 1 and 2. We must move quickly because the Government programs are always subject to change and dependent upon availability of funds. A delay could be fatal to the proposed scheme.

Further details of the programs and mix are given in the body of the report.

d. Comments

The City Departments have examined the Team's Handbook and this covering report, and have raised a number of questions and some concerns.

The outstanding concerns are detailed in the body of the report.

e. Amendments to the Area Development Plan

Amendments to the Area Development Plan for Phase 2, Area 6, False Creek will be required to accommodate the refinements.

It is suggested that amendments to the Area Development Plan be referred to the Director of Planning for report to Council at a public hearing at a regular Council meeting following normal statutory requirements for notice to the public.

The major changes are detailed in the body of the report:

- Heights of buildings.
- Locations and sizes of development areas.
- Extension of the easterly residential enclave over the water, with public waterfront walkway routed through an archway.
- Rearrangement of public open spaces.
- Rearrangement of municipal services.
- Rearrangement of parking and increase in maximum.
- An unregistered easement through the Park for utilities and commercial vehicles.

f. Municipal Incentive Grants

We believe that any Municipal Incentive Grant funds received for projects in Phase 2 should be applied to reduce the front end expenses and thereby reduce the cost of non-market dwellings in Phase 2.

g. Timetable/Marketing

Western Realesearch are optimistic regarding completing the project in a single phase, for delivery in 1978-79, while Frank Stanzl Construction Ltd. are more cautious and warns that there may have to be some phasing to fit market demand.

The intention is to commence drawings for Development Permits as soon as the plan is approved, and to be ready to start construction when economic outlook is favourable.

h. Recommendations

It is recommended that:

1. The Director of Planning be requested to prepare in co-operation with the False Creek Development Consultant an amendment to the Area Development Plan for Phase 2, Area 6, False Creek, incorporating the refinements referred to in this report, and specifically the changes summarized in Section e above, for consideration by Council at a Public Hearing on a regular Council meeting day.
2. The City Engineer be requested to commence detail design of municipal services and to commence construction when appropriate following Council approval of his detailed capital budget.
3. The City Engineer be requested to commence legal survey of the development parcels and streets for the purpose of depositing a subdivision plan with Land Registry, such survey work to proceed expeditiously in order that the Law Department can start to prepare the leases.
4. The Park Board be requested to commence detailed design of the public open space, following the guidelines described herein and in the Team's report, and within the budget of \$600,000 inclusive of all fees and expenses and inflation.
5. The principle of a single occupancy office building of up to 120,000 sq. ft. gross in Phase 2 be approved.
6. The community facilities be included in and funded by each development, rather than centralized, and that the funding of the sailing school on Alder Bay be referred to the Director of Finance, Parks Board and Development Consultant for report back to Council.
7. Any Municipal Incentive Grant funds received for projects in Phase 2 be used to offset front end expenses and that this be reflected in lower land costs for non-market housing in Phase 2.
8. The False Creek Development Consultant be requested to submit recommendations to Council regarding sponsors, financing, and the commencement of Development Permit drawings, all based on this report.

The City Manager notes that the companion report on this subject from the Director of Planning proposes certain amendments to recommendation (1) above, and puts for consideration the deferment of recommendations (2), (3) and (4) above, until after the Public Hearing.

Hence, the City Manager suggests that following the presentation of this report by the Development Consultant, Council consider the points raised in the companion report from the Director of Planning before dealing with the above recommendations (1) to (4).

Thereafter, the City Manager RECOMMENDS that Council approve recommendations (5) to (8) inclusive.

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C

MANAGER'S REPORT

June 21, 1977

TO: Vancouver City Council

SUBJECT: False Creek, Area 6, Phase 2, City-Owned Land -  
Amendments to Area Development Plan By-law #5019

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"Mr. E.D. Sutcliffe, False Creek Project Manager, has submitted a report dated June 8th, 1977 dealing with Phase 2, Area 6, False Creek, in which he requests 'that amendments be made to the Area Development Plan'.

The history of Phase 2, Area 6, goes back to August 12, 1975 when City Council resolved:

"THAT an amount of up to \$50,000.00, charged to the False Creek Development Fund, be provided for the Director of Planning and the False Creek Project Manager to obtain assistance to examine and prepare design concepts for Phase 2, Area 6, to include park options and possible use for civic buildings, prior to submission to Public Hearing."

On August 10th, 1976 City Council approved, after public hearing, an Area Development Plan for Area 6, Phase 2, prepared by the Planning Department and based on the proposal submitted by the consultants Downs/Archambault and Davidson/Johnston.

Mr. Sutcliffe now requests that the Director of Planning makes application to amend the Area Development Plan.

Appendix I shows the comparison of the Area Development Plan By-law and the proposed amendments.

The Director of Planning supports the proposed amendments in general. There are, however, four outstanding concerns for which the details are set out in Appendix 2 (page 7). One of these concerns is submitted for consideration, while for the others, recommendations are made as follows:

Recommendation 1. Public Park Space - In place of the proposed large ponds there should be a sizeable fresh water pond next to the Granville Island entrance, and in addition, possibly a narrow water feature connecting that pond to the Alder Bay as illustrated on page 8 in Figure 3.

Recommendation 2. Assisted Senior Housing - Provision for assisted senior housing should be retained even though that may mean deferment of construction of those units presently set aside for the purpose.

Recommendation 3. Project Manager's Recommendations - The Project Manager's recommendations 2, 3 and 4 as contained in his report should not be approved until after the outcome of the Public Hearing is known.

For consideration Water Edge Development - The Director of Planning supports both the proposed development on the water area and the arch structure over the public waterfront walkway, but due to the controversy over the Caesar's Bridge proposal, he wishes that this matter be brought to the special attention of City Council.

Most of the comments from the various City Department have been incorporated in the Project Manager's report, but there may be other concerns which other City Departments wish to bring to the special attention of City Council.

RECOMMENDATION

The Director of Planning recommends:

THAT subject to the resolution of the Planning Department's four concerns and such other concerns as other City Departments may wish to bring to the special attention of City Council, the Director of Planning be instructed to make an application to amend the Area Development Plan for Area 6, Phase 2 By-law 5019 and that this matter be referred direct to a Public Hearing."

The City Manager submits all four issues raised by the Director of Planning for CONSIDERATION and, subject to these decisions, RECOMMENDS that the matter be referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 406

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D

MANAGER'S REPORT

June 27, 1977

TO: Vancouver City Council

SUBJECT: Fire Department - Band

CLASSIFICATION: CONSIDERATION

The Administrative Analyst and the Internal Auditor have been assisting the Fire Department in preparing a report for the Finance Committee relating to the Constitution and operating procedures of the Fire Department Band. The revised Constitution, which will be at Committee within the next six weeks, proposes the recognition of up to eighteen "command performances" annually, at which all band members will be required to attend. In order to have the full band in attendance while maintaining the minimum manning level within the Fire Department, the revised Constitution proposes that the Fire Chief be authorized to call in off-duty firemen at overtime premiums.

The Fire Chief reports that the Band has been asked to perform in the July 1st, Folkfest parade. This performance would, under the revised Constitution, be considered a "command performance." Moreover, on this date, many firemen are off on annual vacation. If the full band is to perform, four men will have to be called in at a cost of approximately \$1,500 (at overtime rates.)

The Fire Chief submits the foregoing for Consideration.

The Comptroller of Budgets and Research advises that, if the expenditure is approved, the source of funds will be Contingency Reserve.

The City Manager submits for Council's CONSIDERATION the attendance of the Fire Department Band at the 1977 Folkfest Parade, and the matter of calling in four off-duty firemen to maintain the minimum manning level with the Fire Department at a cost not to exceed \$1,500.

FOR COUNCIL ACTION SEE PAGE(S) 409

# DISTRIBUTED MONDAY

## MANAGER'S REPORT

E

DATE June 10, 1977

TO: Vancouver City Council

SUBJECT: Local Improvements "by Petition"

CLASSIFICATION: RECOMMENDATION

### FIRST STEP

The City Engineer reports as follows:

#### "GENERAL"

As required by the Local Improvement Procedure By-Law, projects for

- Pavement & Curbs, Local Residential
- Lane Pavements, Local Residential
- Speed Deterrent Bumps

shown on the attached schedule dated June 17, 1977 are advanced to Council 'by Petition'.

#### COMMERCIAL ST. - Pavement & Curbs project.

One of the projects of the Cedar Cottage Neighbourhood Improvement Program is the development of a walkway along a section of Commercial Street joining Lord Selkirk School grounds with Brewer's Park. The curbing and paving of the roadway is not part of the N.I.P. project but must be done before the walkway can be developed. From its date of submission, this petition would normally await the 1978 program but is given special priority so that the NIP Walkway may proceed.

#### CAPITAL FUNDS

##### Local Improvements

Funds for the City's share of these projects are available in the 1977 and prior years' Streets Capital Budgets.

##### Ditch Elimination in Lanes

Funds for the elimination of ditches have been provided previously from Maintenance Appropriations (Revenue). These works have been done for the most part in conjunction with the lane paving program. As well, the lane shoulder maintenance has been included at the same time. This combined lane paving program will result in a drastic decrease in lane maintenance when all the lanes are paved. The cost of lane maintenance has been decreasing in terms of 1973 dollars. (1973 was the start of the low-cost lane paving programs.). However, because of the extreme popularity of the lane paving program, the appropriations covering ditch elimination in the 1977 maintenance budget will be overexpended.

Although there has been an occasional complaint about paving the complete width of lane, from our conversations the citizens are almost unanimous in their opinion that it is the full width pavement that they want most. It is my opinion that we must continue to do this work in order to achieve the eventual drastic reduction of maintenance costs and because of the strong citizen demand for it.

The Director of Finance is of the opinion that this work properly belongs as Capital work but as a part of the City's share, and thus should be separated from the Revenue appropriations. In dealing with the next capital budget, this item would be from Supplementary Capital Funds rather than Revenue Funds.

In order for this program to proceed, financing is required. For the program under consideration, it is deemed appropriate to finance the City's share as follows:

Normal City's Share of Local Improvements -

148/7951	"Lanes Residential - Supplementary Capital"	\$52,865	
148/7952	Residential Lanes - Fall Court	<u>27,817</u>	
			\$ 80,682

Additional City's Cost for Ditch Eliminations -

148/7952	Residential Lanes - Fall Court	\$41,183	
148/7946	Residential Streets - Fall Court	265,831	
148/7956	Residential Sidewalks - Fall Court	<u>18,800</u>	
			\$325,814

For future programs, a report will be submitted to Council later this year in order to formalize the funding for lane pavement construction.

I RECOMMEND that the City's share for both the Local Improvement Lane Paving and the non-local improvement ditch elimination for the lane paving projects approved at the July 26, 1977, Court of Revision, be provided as indicated in the body of this report."

SECOND STEP

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated June 17, 1977.

The estimated total cost of these local improvements is \$315,029 and the City's share of the cost is \$156,969.

I have to report that the necessary financial arrangements can be made to carry out these improvements."

\* \* \* \* \*

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The recommendation contained in the City Engineer's report regarding reallocation of capital funds for lane paving be approved.
- (b) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.
- (c) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.
- (d) The projects listed in the attached schedule dated June 17, 1977 be advanced to the Court of Revision scheduled for 7:30 p.m., Tuesday, July 26, 1977, previously approved by Council.

FOR COUNCIL ACTION SEE PAGE(S) 409



RECEIVED MONDAY

F 48

MANAGER'S REPORT

DATE: June 21st, 1977.

TO: Vancouver City Council

SUBJECT: Proposed Downtown Federal Government Office Building - Block 56

CLASSIFICATION: CONSIDERATION

The Director of Planning, under date of June 21st, 1977, has submitted a report on the above subject. In summary, he states:

"On May 10th, 1977, City Council reviewed proposals for a significant new Federal Government office development in the Downtown on Block 56. Council (together with the G.V.R.D.) asked the Minister of Works to defer further action on this proposal for 60 days, with a meeting with the Minister to follow.

Council also requested City Planning and Engineering Departments staff, together with G.V.R.D. and Federal Department of Public Works staff to review and report back on options suggested by the G.V.R.D. relative to the Federal office building proposal.

City and G.V.R.D. staff have reviewed the development proposal and other office space options in terms of the Livable Region objectives, City objectives and the Downtown Plan objectives, and a detailed analysis is given in the attached report. Federal Public Works staff declined to participate at this stage, preferring to wait until the City and G.V.R.D. have developed a position on the proposal.

In summary, the attached report suggests that:

- That the combined objectives seem to be best met by a mid-range option which neither concentrates all Federal employment Downtown nor deflects it all to Regional Town Centres.
- The City and the G.V.R.D. should seek positive commitment by the Federal Government at this time to an agreed amount of office space to be developed outside Vancouver in Regional Town Centre locations. An appropriate minimum amount of space would be Federal Government space required for 'future needs' (approximately 331,000 square feet minimum).
- That there are a number of different ways the Federal Government could provide the 'required now' Federal Government space in Downtown Vancouver (approximately 1,134,000 square feet).

These alternatives include providing a lesser amount of floor space on Block 56, providing a Federal Quarter near the waterfront, and re-establishing a Federal presence in an appropriate existing office building(s) in the Downtown core. Our evaluation suggests that some combination of these alternatives could be more advantageous to all interests than a single 850,000 square foot building on Block 56.

The manner in which Federal Government meets its Downtown office space needs can represent an excellent opportunity for the Federal Government to respond to and enhance the vitality of the City core, and the report recommends that the Federal Government be requested to discuss various ways of achieving this objective.

The City Engineer suggests that 'From an overall transportation aspect, the Federal Building alone does not 'make' or 'break' the situation since the Federal presence only represents 5% of the current downtown employment. Also, despite what happens to the Federal Building, there will be continued development in downtown with the resulting increasing transportation demands being handled with significant transit improvements as per City/GVRD transportation policies. The effect of the largest building would be similar to the Pacific Centre complex and could be accommodated by the existing transportation system.'

The report RECOMMENDS that Council:

- 1) Request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver.
- 2) Request the Department of Public Works to postpone architectural design of construction on Block 56 until these investigations are complete.
- 3) Request the Department of Public Works to investigate specific Federal commitments to Regional Town Centres (where, when and how much) concurrently with 1.
- 4) Request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

The City Manager notes the following factors in favour of the construction of the Federal Government building on Block 56.

- (1) The site was sold by the City to the Federal Government in September, 1971 for that purpose, and the firehall and other structures were razed.
- (2) The Area Development Plan envisages a federal presence at that site, related also to the CBC building, the Post Office and the Q.E.T.
- (3) There are no alternative proposals for the use of that site.
- (4) Public amenities are needed in that area and can be provided by the Federal Government Building.
- (5) The block is relatively easily serviced by auto and by public transit.

On the other hand, the following arguments exist against the construction of the building:

- (1) There is an excess of office space in downtown at this time, and this may or may not be a factor a few years from now.
- (2) Downtown overcrowding and traffic congestion are increasing.
- (3) Older office buildings (including some heritage buildings) are difficult to preserve.
- (4) Decentralization to regional centres gives both a real and a symbolic boost to the development of such centres and to the Liveable Region Plan."

In view of these arguments, the decision is essentially political and the City Manager submits the matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 410

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



JUNE 16, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 16, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford )  
Alderman Gerard )  
Alderman Marzari )  
Clauses 2 to 4

COMMITTEE CLERK: E. Bowie

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 26, 1977, were adopted.

RECOMMENDATION

1. City-Owned Housing Site - Ash Street and S.W. Marine Drive

The Committee had before it for consideration a Manager's Report dated April 21, 1977 (copy circulated) in which the Supervisor of Properties reported on the City-owned housing site located at the N.W. corner of Ash Street and Marine Drive.

Vancouver City Council, at its meeting on November 9, 1976, approved a recommendation of the Housing & Environment Committee that the City-owned housing site on the N.W. corner of Ash Street and Marine Drive be reserved for the development of housing for handicapped persons. In the Manager's Report dated April 21, 1977, the Supervisor of Properties recommends that this motion of November 9, 1976 be rescinded and the property be leased to the Greater Vancouver Housing Corporation for 60 years for development as non-market rental housing.

Mr. W. Casson of the Greater Vancouver Housing Corporation was present at this meeting and discussed this matter with the Committee. He indicated that the recommendation in the Manager's Report that construction commence by December 31, 1977 would not be possible for a number of reasons. The Committee agreed to an extension of this date to December 31, 1978.

Following a short discussion, the Committee

RECOMMENDED

- A. THAT the Vancouver City Council motion of November 9, 1976, reserving the City-owned housing site on the N.W. corner of Ash Street and Marine Drive for the development of housing for handicapped persons, be rescinded.
- B. THAT the property be leased to Greater Vancouver Housing Corporation for sixty (60) years; the rent to be payable on an annual basis. The rent schedule for the initial twenty (20) years to be set out in the lease. The first year's rent to be \$210,000.00 at 8%. There will be rental reviews in the 20th, 30th, 40th and 50th years.

Clause No. 1 Continued

- C. THAT the lease be drawn up to the satisfaction of the Director of Legal Services and to commence upon occupancy of 50% of the units and the City retain the right to cancel this agreement if construction has not commenced by December 31, 1978.
- D. THAT the site be consolidated and resub-divided to form one parcel and create a lane outlet, all to the satisfaction of the City Engineer.

2. Wicklow Hotel, 1516 Powell Street

The Community Services Committee, at its meeting on May 19, 1977, recommended that consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager co-ordinate a report on this general subject for the Committee. This report will be before the Committee within two weeks.

The Committee had before it for consideration this date a letter dated June 8, 1977, from Mr. H. Cashman, solicitor for the owners of the Wicklow Hotel (copy circulated), requesting permission to speak to a resume' prepared by the owners with regard to the future of the Wicklow Hotel.

Mr. Cashman appeared before the Committee to reiterate points of this resume'. He also introduced to the Committee a copy of a letter dated June 10, 1977, to the Downtown Eastside Residents' Association from Central Mortgage & Housing Corporation (copy circulated). In this letter, C.M.H.C., after preliminary investigation of the property, had these comments to make:

- "a) Renovation costs could range from \$330,000 to \$450,000 depending largely upon the possible relocation of the corridor on the bottom two floors, and the resulting conversion of the single rooms to double room units. Renovation costs could even exceed this amount if a more detailed engineering inspection revealed additional work to be done. Furthermore, we have not taken into account work which may be required by the City's seismic loading standards.
- b) We would be concerned about the possible impact of future redevelopment of the adjoining Gas Station property. A two or three storey building built with a minimum side yard next to the hotel would effectively render the hotel rooms unlivable. We would be looking for some assurance that this could not occur.
- c) The proposal would have to be considered in the light of overall non-profit funded housing priorities in both the Downtown Eastside and Grandview-Woodlands areas."

Clause No. 2 Continued

Mr. Casson, Director of Housing of the Greater Vancouver Housing Corporation, spoke briefly to the Committee with reference to the interest of the G.V.H.C. in purchasing both the Wicklow and Victory Hotels for renovation to low-cost rental accommodation. Mr. Casson will prepare a report on various aspects of this matter for presentation to the Community Services Committee.

Following further discussion, the Committee

RECOMMENDED

- A. THAT the submission from Mr. H. Cashman dated June 8, 1977, be received;

FURTHER THAT the matter of the Wicklow Hotel be deferred for two weeks to June 30, 1977 at which time a joint report from the Director of Planning and Director of Social Planning will be before the Committee.

- B. THAT the City Manager submit a report on the implications of the seismic loading standards as applied to the Wicklow Hotel.

3. Gastown Residents Association - Tax Exemption

The Committee had before it for consideration a Manager's Report dated June 10, 1977 (copy circulated) in which the Director of Finance reported on the possibilities of the owner of the building obtaining a tax exemption for that part of the building used for non-profit purposes.

The Gastown Residents Association leases the upstairs portion of this building and the main floor is occupied as commercial space.

The two parties involved have an agreement that the allocation of taxes is on a 50/50 basis. The increase for 1977 over 1976 taxes is \$2,997.44. Half of this cost is therefore the responsibility of the Gastown Residents Association.

The City cannot provide tax exemptions or concessions to non-profit housing operations unless the property owner qualifies as a charitable institution. The Law Department has advised that as this building is owned by Cordova Redevelopment Corporation, a private enterprise, it does not qualify for a tax exemption.

In discussion of this matter, the Committee felt that a grant to cover the increase in taxes would not be the answer, as one-half of the grant would, according to the agreement between the two parties involved, be subsidizing the commercial premises.

After discussion, the Committee

RECOMMENDED

- A. THAT the report of the City Manager dated June 10, 1977, be received.
- B. THAT this matter be deferred for approximately six (6) months at which time the Director of Social Planning report to the Community Services Committee on what effect the GAIN and SAFER programs have had relative to the rents affecting the residents of the Stanley-New Fountain.

4. Acquisition of 616 East Cordova by  
Downtown Eastside Residents' Association

The Committee had before it for consideration correspondence from the Downtown Eastside Residents' Association in respect of the proposed purchase of 616 East Cordova. Also before the Committee was a letter dated May 25, 1977, from Ms. D. Jan, Downtown Eastside Planner, and a copy of a letter to D.E.R.A. from Neighbourhood Services Association, indicating the decision of the Board of Governors to offer the purchase of 616 East Cordova to D.E.R.A. as per the following motion:

"THAT Neighbourhood Services Association encourage D.E.R.A. to proceed with their development program immediately. In the event they are unable to purchase the property at fair market value by December 31, 1978, any arrangements will cease and N.S.A. will sell the property elsewhere."

Representatives of D.E.R.A., Ms. D. Jan - Downtown Eastside Planner, and Mr. E. Helm of Neighbourhood Services Association were present for discussion on this matter. Mr. Casson of Greater Vancouver Housing Corporation was also present.

A representative of D.E.R.A. spoke briefly to the Committee outlining plans to develop the property as a community facility and brought with him plans and the proposed model prepared by Mr. Keith King, Architect. D.E.R.A. has proposed using the \$130,000 N.I.P. funds as a basis for the purchase of this property. Mr. E. Helm of Neighbourhood Services Association stated that the price for this property would be \$165,000.00.

A copy of a letter dated May 12, 1977, from Mr. Gary Lauk, M.L.A., to the Hon. Hugh Curtis, Minister of Municipal Affairs, (copy circulated) requesting information on a sum of \$500,000.00 which the Provincial Government, through its Treasury Board, approved in 1975 as a land acquisition fund to purchase selective sites in the Downtown Eastside for housing, was circulated to the Committee.

In view of the fact that information was not available to the Committee at this meeting on the costs involved for the purchase and proposed development, the Committee decided to defer this matter for two weeks.

It was therefore

RECOMMENDED

- A. THAT the matter of the purchase of 616 East Cordova from Neighbourhood Services Association by the Downtown Eastside Residents' Association be deferred for two weeks until June 30, 1977.
- B. THAT the City Manager submit within two weeks a joint report from the Director of Planning and the Director of Finance on the costs involved in the purchase and development of 616 East Cordova Street and on the possible use of N.I.P. funds for this purpose. The report to include comments on ownership of the property, if purchased by N.I.P. funds, and the \$500,000.00 referred to in Mr. G. Lauk's letter dated May 12, 1977.

The meeting adjourned at approximately 2:55 P.M.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

JUNE 16, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 16, 1977 at approximately 1.35 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy (Items 1-6 & 12)  
Alderman Puil (Items 7-12)

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the following major development permit applications:

- (a) D.P.A. #77654 (Preliminary) 999 West Broadway - construct two-storey inspection centre for BCAA
- (b) D.P.A. #77780 - 1345 Davie Street - erect 47 dwelling unit 3-storey and basement townhouse development
- (c) D.P.A. #77823 - 1299 West 7th Avenue - erect 14 dwelling unit 3-storey apartment building with underground parking
- (d) D.P.A. #77782 - 1063 West 7th Avenue - erect 8 dwelling unit 3-storey townhouse development
- (e) D.P.A. #77926 - 3890 Point Grey Road - construct 2½ storey (26') 15 unit housing development 22.5 units per acre Dunbar Village Community Co-op.)
- (f) D.P.A. #77923 - 1160 West 6th Avenue - erect 3-storey office building - 31 off-street parking spaces.

RECOMMENDED

THAT the status report on the major development permit applications be received.

2. D.P.A. for B.C. Sugar Refining Co. Ltd.

The Committee considered a report dated May 31, 1977 (on file in the City Clerk's Office) which the City Manager submitted for the information of the Committee. In the report the Director of Planning advises that the application was considered

Report to Council  
Standing Committee of Council  
on Planning and Development  
June 16, 1977

(II - 2)

Clause #2 continued:

on May 24, 1977 and approved thereby permitting the construction of a 40' x 100' warehouse on the north-west portion of the site. Prior to the issuance of the development permit, the matter was to be reported to Council for information.

RECOMMENDED

THAT the report of the City Manager dated May 31, 1977 be received for information.

3. Development Permit Applications in the Burrard Inlet Waterfront

The Committee considered a memorandum to the Chairman dated June 16, 1977 (copy circulated) from Alderman M. Ford with respect to the following resolution of Council dated August 12, 1975:

"FURTHER THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Standing Committee on Planning and Development for Information."

As the issuance of some development permit applications has been delayed awaiting the processing through the Standing Committee and then to Council, Alderman Ford recommended that consideration of development permit applications in the Burrard Inlet Waterfront Study Area be handled through the monthly verbal report of the Zoning Division on the major development permit applications received. In this way all members of Council are made aware of a development permit application in its initial stages and if necessary, they may request further information from the Zoning Division or request that certain development permit application be reported at a later stage in the permit processing. Alderman Ford suggested that development permit applications that are for extensions for present permits, or for minor alterations to existing developments, need not be reported.

RECOMMENDED

- (A) THAT Development Permit Applications for major developments in the Burrard Inlet Waterfront Study Area be reported verbally to the Standing Committee on Planning and Development as part of the monthly reporting process on the Status of Major Development Permit Applications.
- (B) THAT the Council Resolution of August 12, 1975 be rescinded.

4. Monthly Status Report of Rezoning Applications

The Committee considered a memorandum dated June 9, 1977 (on file in the City Clerk's Office) from the Zoning Planner, forwarding the monthly status of rezoning applications as at June 9, 1977.

RECOMMENDED

THAT the monthly status report of rezoning applications as at June 9, 1977 be received.



5. Progress Report - Gastown Fisherman's Market

The Committee considered a memorandum to the Chairman dated June 13, 1977 (on file in the City Clerk's Office) from Mr. J. Coates, Central Area Division, summarising the current progress towards completion of the Gastown Fisherman's Market.

Mr. Coates noted that the date of the opening should read July 1 rather than July 15. He distributed copies of the Draft Constitution and By-laws of the Gastown Fisherman's Market Society as well as Draft Policies of the Society (copies circulated). Mr. Coates advised that Mr. A. Bowen has accepted the position of Market Manager as of June 1, 1977. He will be responsible to the Vendor's Association and will carry out the management of day-to-day operations.

Messrs. Bowen, J. Barrett - Port of Vancouver, J. Nicolls Town Site Committee, and J. Pollock - Gastown Coordinating Committee, were present for the discussion.

Mr. Bowen advised that the Market would contain at least 7 fish merchants, marine oriented arts and crafts, sea food restaurants and 18-21 temporary booths for local Okanagan and Fraser Valley produce. These booths would be moved to the Granville Farmers Market when it is open. He extended an invitation to everyone to the opening on July 1.

RECOMMENDED

THAT the memorandum to the Chairman dated June 21, 1977 be received.

6. Robson Street Character Area Study

On May 24, 1977 Council considered a Manager's Report dated April 22, 1977 (on file in the City Clerk's Office) and resolved:

- "THAT (a) The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report Robson Street Character Area Study (except for the transit/pedestrian section between Howe and Hornby Streets).
- (b) The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report Robson Street Character Study.
- (c) The proposed amendment to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report Robson Street Character Area Study, be referred to a public hearing after a public information meeting has been held.
- (d) The street improvement concepts illustrated in Appendix IV to the report Robson Street Character Area Study be approved as a basis for discussion with the public, merchants and owners.

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Clause #6 continued:

- (e) The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants and owners for consideration of funding for implementation in 1978.

FURTHER THAT this matter be referred to the Standing Committee on Planning and Development for consideration and discussion with interested citizens and groups.

The Committee considered the Manager's Report dated April 22, 1977 and the report entitled "Robson Street Character Area Study - April 1977" (on file in the City Clerk's Office).

Present for the discussion were Messrs. R. Yacht, Chairman, and R. Street, Co-Chairman, Robson Street Working Committee, K. Reynolds and J. Murchie, merchants.

Alderman Kennedy stated that it was his understanding that this matter would be considered at a Joint Committee of Transportation and Planning and Development.

Mr. R. Street stated that arising out of a public meeting on May 4, 1977 of owners and merchants in the 1000, 1100 and 1200 blocks of Robson Street, a working committee composed of merchants and owners was formed. Technical assistance was provided by City staff. The committee met on several occasions and established the following objectives:

1. That within the next 2 - 3 years to double the amount of pedestrian traffic and gross business volume on Robson Street.
2. To create and make Robson Street a unique attraction for residents, especially within the West End, office workers and visitors.
3. To create an "international" atmosphere.
4. To ensure adequate pedestrian and vehicular facilities within, and access to and from the area.
5. To form and maintain an active Robson Street Development Association.

The Committee met to review existing zoning guidelines and the Official Development Plan and its potential effect on Robson and neighbouring streets.

The major difference the Committee had with the Official Development Plan was the FSR of 1.0 for non-residential uses. The Committee felt that the non-residential density would have to be increased to 2.0 to make redevelopment economically feasible.

The Committee also felt that the parking was inadequate and that non-linear development should be considered depending on design merits of each proposal.

The Robson Street Working Committee's recommendations to Council are as follows:

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Clause #6 continued:

General

1. The permitted non-residential use floor space ratio be increased from 1.0 to 2.0 in order to make redevelopment economically feasible;
2. In view of the City-wide importance of Robson Street as an international shopping street and long-established tourist attraction, the City give special cost sharing formula in case of any local improvements projects on Robson Street;
3. The City assist the Robson Street Development Association in developing proposals for the beautification and general improvements of Robson Street;
4. The City encourage greater variety of merchandising services and shop sizes by providing sufficient incentives to developers;
5. Major events and attractions be organized to attract people to Robson Street on a day and evening basis;
6. Remove the existing 7 ft. building line on both sides in the three blocks and require developers to grant a 7 ft. easement of sufficient height for sidewalk purposes;
7. The City consult with the Robson Street Development Association on all matters concerning the development of Robson Street.
8. That better multiple use be made of the lanes, e.g. access to residential units;

Traffic and Parking

9. The allowable number of off-street parking spaces be increased so as to provide much needed parking;
10. Additional short-term off-street parking be provided and the existing parking should be better utilized;
11. At least one lane of west-bound vehicular traffic be provided on Robson Street between Howe & Hornby Streets and that Council support this request before the Provincial Government;
12. In the 1000 Block there be two lanes of one-way west bound traffic;
13. Drop-off bays be provided on the south side of the traffic lanes in the 1000 block;
14. The sidewalk on the south side of the 1000 block be widened by including the existing parking lane and one traffic lane where it is not required for drop-off bays;
15. The pedestrian connection between Robson Street & Granville Mall/Eatons be improved by (a) the provision of properly worded directional signs; (b) the installation of pedestrian traffic lights on Howe Street opposite Eastons; and (c) the closing of the Pacific Centre parking garage ramp at Howe & Robson Streets to make it easier for pedestrians to cross Howe Street;

Clause #6 continued:

16. Means of providing free on-street parking for Robson Street customers be investigated;
17. Reopen direct pedestrian access from Granville Mall at earliest time;
18. Non-linear development shall be allowed where its design improves the environment and the social/economic viability of the project and the street;
19. A consultant prepare an economic study to determine the most viable density to allow redevelopment;
20. The city to prepare a street design concept for approval by the Committee before it is submitted to City Council. This design concept should be based on the above recommendations.

Mr. Street noted that 15(c) should be deleted.

Mr. J. Winsor, Central Area Division, advised that the City's objectives contained in the report are:

1. To strengthen the character of Robson Street by encouraging continuous linear retail frontage, small specialty stores, and an international image.
2. To help provide stable business conditions for merchants by encouraging gradual rebuilding of existing stores in preference to large-scale or rapid redevelopment.
3. To improve the pedestrian amenities and upgrade the appearance of Robson Street, through a co-operative program involving the property owners, merchants, residents and the City.
4. To increase the number of people living on Robson Street.

The City's recommendations are:

Activities

1. Developments should include both commercial uses at grade and residential uses on upper storeys. Residential uses are strongly encouraged. The residential floor space should at least equal the area of commercial floor space. Existing buildings may not be required to provide residential uses in association with renovations and/or minor additions.
2. Except for retail activity which is ancillary to residential use, retailing should be located between Robson Street and the parallel lanes.
3. Non-retail uses and large retail stores should not occupy ground level frontage abutting Robson Street, which should be reserved for retail stores not exceeding 20' to 25' in width.
4. Uses such as theatres, night clubs, pubs and community facilities should be carefully reviewed to ensure that they are small in scale, and compatible with adjoining residential uses.

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Clause #6 continued:

Circulation and Amenity

1. Robson Street should continue to be the major pedestrian route between the West End and Downtown; however, at least one pedestrian walkway should be provided in each half block to allow convenient mid-block connections between rear parking areas and the street frontage.
2. A street improvement project should be carried out extending from Jarvis Street to Hornby Street to link up with the urban park in the new Provincial Government complex. The needs of pedestrians, transit vehicles, limited local traffic, and some on-street parking should be recognized in the design. Appropriate pedestrian amenities, co-ordinated lighting and major tree-planting, should be provided.
3. Access to loading and parking should be from the rear lanes north and south of Robson Street.
4. The number of parking spaces in some new developments on larger sites may be permitted to exceed the zoning guidelines, provided that an agreement is made with the City to ensure that the parking is either for short-term public parking, or for developments on adjacent sites which are not able to provide sufficient residential parking spaces. Each case should be considered individually taking into account the site location and parking needs. Where permitted, the excess parking should be approved as a parking garage under Section 5.2 of the Official Development Plan.
5. Parking spaces at or above grade, limited in number, may be considered on smaller sites (less than 9000 square feet).

Physical Environment

1. The upper storeys of buildings on both sides of Robson Street should be set back to allow sun penetration on the north sidewalk at noon between March and October, and to maintain a feeling of balance and pedestrian scale. As a guide, buildings should be contained within a vertical angle of 30° measured at the building line on the opposite side of Robson Street.
2. Facades should generally conform to the existing building line (7' set-back from the property lines) except for small modulations for entrances, windows, and other features. Facades should be designed to appear small scale, using articulated building forms and elements.
3. Small courtyards behind the street frontage may be permitted provided that convenient pedestrian links to Robson Street are provided at several points. Entranceways between the street and courtyards should not exceed 15-20 feet in width, and should be bridged over by upper storeys to maintain facade continuity on Robson Street. Courtyards should provide entrances to residential uses above.
4. Pedestrian access between public parking and Robson Street sidewalks should be direct, attractive, and convenient.

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Clause #6 continued:

5. New developments should substantially upgrade the appearance of the lanes north and south of Robson Street. Primary pedestrian access to residential uses from lanes may be permitted for smaller sites (less than 9,000 sq. ft.). Larger sites may have a secondary pedestrian access from the lanes but the primary access should be from Robson Street or courtyards leading to Robson Street.

6. Awnings should be required for all developments along Robson Street to provide pedestrian weather protection. Individual awnings should be provided for each store. Existing hotels may provide entry canopies extending to the curb.

Awnings should be a minimum 5' in width, between 7'6" and 9' in height, and have a minimum slope of 30°.

Awnings are controlled by the Encroachment By-law and should be removable if required by the City.

7. Signs along Robson Street should be small scale and pedestrian-oriented. Symbols related to the sign message as well as letters should be used.

The Working Committee agrees with the City's objectives 3 and 4 but not 1 and 2.

The Chairman stated that the major differences of opinion that should have further clarification are:

(a) Commercial Density

City 1.0 FSR  
 Working Committee 2.0 FSR

(b) Building Line

Committee wants 7' building line removed

(c) Traffic in the 1000 Block

Committee wants 2 lanes of one-way traffic  
 west bound

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Clause #6 continued:

(d) Non-linear development

City wants linear; Committee wants non-linear  
 based on design concept on proposal

(e) Economic Studies

Committee wants economic study to determine  
 viable density to allow redevelopment.

Mr. Winsor stated that there had been two economic studies undertaken in 1975, one by Western Realesearch and one by three UBC professors. There were several conclusions including some that showed considerable doubt on the economic feasibility of the densities for Robson Street. The question to be looked at is whether the densities imposed are for promoting development activities or would Council prefer lower densities that will result in lower development activity.

Mr. J. Murchie requested permission to present a brief on a parking survey for Robson Street but the Chairman noted he had requested to appear before City Council the next Tuesday. Mr. Murchie was advised that his brief should be presented to Council.

RECOMMENDED

THAT the Director of Planning prepare a report for Council on June 28, 1977 on what additional economic studies would be necessary, relating to densities for Robson Street; such report to include estimates of costs, source of funds, and draft terms of reference for a consultant, if necessary.

FURTHER THAT consideration of the Robson Street Character Area Study be referred to a special evening meeting of the Standing Committees on Planning and Development and Transportation, at which time the Director of Planning will make a major presentation on the Character Area Study.

(At this point, Alderman Kennedy left the meeting).

7. By-law Prosecutions

The Committee considered a report dated May 30, 1977 (on file in the City Clerk's Office) which the City Manager submitted for Information.

In the report the Director of Legal Services reviews the advantages to the City as a result of the appointment in October 1976 of a by-law prosecutor, operating with an office in the Law Department and one at the Police Court. There is greater contact with the lawyers who have to advise and administer the City by-laws, preparation of cases for trial has vastly improved as the prosecutor is in the same building with enforcing staff, and because of better presentation, the judges are evaluating the penalties more appropriately and heavier fines are being imposed.

RECOMMENDED

THAT the report of the City Manager dated May 30, 1977 be received for Information.

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#### 8. Secondary Suites - RS-1A Promotional Campaign

The Committee considered a report of the City Manager dated June 8, 1977 (copy circulated). In the report the Director of Planning outlines methods and costs of undertaking the promotional campaign and monitoring procedures for secondary suites in the approved RS-1A portions of Cedar Cottage and Kitsilano.

The Director of Planning notes that the promotional campaign would be undertaken by existing R.R.A.P. staff at no additional costs. Costs of a four-page newsletter explaining the new zoning, eligibility requirements and sources of government subsidies, would be approximately \$1,000. The Director of Planning advises that funds are available in the Planning Department budget to cover these costs.

The City is eligible under the Municipal Incentive Grant Programme to receive grants from the Provincial Government for suites which are upgraded to meet the new standards and also for newly created secondary suites if conditions relating to servicing, density and unit size are met.

The Director of Planning advises that monitoring the impact of the RS-1A zoning involves documentation of applications. This procedure involves no additional staff or cost and is operative at this time. The evaluation of the impact of suite legalization in the two areas is proposed to commence in June, 1978 by a summer student normally hired within the Planning Department.

#### RECOMMENDED

- (A) THAT the promotional campaign and monitoring procedure contained in the report of the City Manager dated June 8, 1977 be approved.
- (B) THAT the printing and distribution of a four-page newsletter be approved, the approximate costs of \$1,000 to come from the Planning Department budget.

#### 9. Review of Kitsilano Point Zoning

The Committee considered a report of the City Manager dated May 19, 1977 (copy circulated) in which the Director of Planning responds to a Council resolution of March 9, 1976 that he report back in a year, the results of the new zoning for Kitsilano. He also recommends a number of minor amendments to the RT-2A District Schedule i.e.

- (a) to institute design controls for larger new buildings, maximum FSR changed from 0.75 to 0.60.
- (b) to remove underground parking requirements
- (c) to control access to parking.

Also recommended are amendments to the Plan to reflect the zoning regulations (see Appendix A of the report of the City Manager dated May 19, 1977).

Ms. J. Hlavach, Area Planning, advised that it is intended that the amended RT-2A schedule be used in the Conversion Areas of Kitsilano and the amendments to the Plan for the Conversion



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Clause #9 continued:

Areas will be made by the Director of Planning at the Public Hearing called to discuss the proposed rezoning of the Conversion Areas. It is desirable that the proposed amendments to the RT-2A Schedule and the proposed rezoning of the Conversion Areas are considered at the same Public Hearing.

RECOMMENDED

- (A) THAT the amendments to Plan Policies 1, 2, 3 and 16 of the Kitsilano Point Plan as outlined in Appendix A of the report of the City Manager dated May 19, 1977 be adopted.
- (B) THAT the Director of Planning be instructed to make application to amend the RT-2A Zoning Schedule of the Zoning and Development By-law as outlined in Appendix A of the report of the City Manager dated May 19, 1977, and the application be referred direct to Public Hearing.

CONSIDERATION

10. Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club

The Committee considered a report of the City Manager dated June 7, 1977 forwarding a report of the same date from the Directors of Planning and Social Planning (copies circulated) outlining three alternatives to implement a proposal contained in the Mt. Pleasant N.I.P. Concept Plan, adopted by Council on September 28, 1976, to reconstruct the Kivan Boys' and Girls' Club. The Concept Plan noted that a new Club would be built by the Boys' and Girls' Clubs of Greater Vancouver, with the assistance of \$250,000 N.I.P. funds, on City-owned land.

The three alternative locations are:

Alternative A - north-west corner of Robson Park

Alternative B - existing site at 12th and St. Catherines and adjacent site plus closure of all or part of St. Catherines St. to provide additional area for open space

Alternative C - existing site and adjacent lot.

Alternative A involves the construction of a new club on the north-east corner of Robson Park, formerly a lawn bowling club and now a car club. This location is preferred by the N.I.P. Citizens Committee, the Boys' and Girls' Club and City staff but the proposal has been rejected by the Parks Board.

The Committee held a lengthy discussion with respect to whether any development should be placed on parkland.

The following is put forward for the CONSIDERATION of Council as a tie vote resulted:

- A. THAT Council endorse the Robson Park location (Alternative A) for the new Kivan Club, and that a committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board Commissioners and urge them to reconsider and approve this location as soon as possible.

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Clause #10 continued:

- B. THAT Council authorize the Supervisor of Properties to arrange for demolition of the old firehall at 12th and St. Catherines (900 E. 12th Avenue). Demolition chargeable to Account Code #5927/9820.

(Aldermen Brown and Gibson wished to be recorded as opposed).

11. Extension of Deadline for B'nai B'rith Foundation to Purchase City-Owned Land in the West End for a Multi-Purpose Service Centre

The Committee considered a report of the City Manager dated June 7, 1977 (copy circulated) in which the Director of Planning and Director of Social Planning support a request from the B'nai B'rith Foundation for a further extension of the period of time within which they could accept the City's offer to purchase City-owned land at the north-west corner of Bute and Haro Streets for a multi-purpose service centre for elderly and handicapped people. The original deadline for acceptance was February 29, 1976 and the Foundation has been granted two six month extensions. If approved, this extension of completion date would expire August 31, 1977.

On May 30th, the Development Permit Board approved the application for the Centre. A report is being prepared for Council's approval of social and recreational bonusing.

The Provincial Department of Health and Human Resources has agreed to provide the per diem health care subsidy but the Provincial Department of Housing has not agreed to provide a rental subsidy in accordance with Section 44.1B of the National Housing Act. Thus, C.M.H.C. capital funds have not officially been committed to the Centre.

The City Manager noted that the recommendations of the departments do not establish a sale date after which interest will be charged. In the report, the Supervisor of Properties advised that based on a policy adopted by Council February 15, 1977, where an extension of completion date is granted by Council, interest should be payable from the original sale date.

The Committee

RECOMMENDED

- (A) THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185, be extended from February 28th, 1977 to August 31st, 1977 under the same terms and conditions approved by Council on August 12th, 1975.
- (B) THAT a Committee be struck by Council, comprising the Mayor, the Vice-Chairman of the Finance Committee, the Director of Social Planning and Director of Planning, and a representative from the B'nai B'rith Foundation to meet with the Minister of Housing and press for early approval of a rental subsidy to residents of the Centre in accordance with Section 44.1B of the National Housing Act.
- (C) THAT the Director of Finance be asked to report to Council on June 28, 1977 on any escalation of value of the property since 1975.

12. Charles-Adanac Area - Disposition of Charles  
Street Right-of-Way

The Committee considered a report of the City Manager dated May 25, 1977 (copy circulated) in which the Director of Planning outlines the background and components of a development plan for the Charles-Adanac area, approved by Council on April 23, 1974. One of the components was an approximate 4.5 acre portion of City-land located on the north-west corner of Charles Street right-of-way and Boundary Road designated as a Personal Care Home Site. The Provincial Government did not purchase the site and on April 13, 1976 Council instructed the Director of Planning to report on alternative uses for the site. The most appropriate use was found to be single-family residential and on October 6, 1976 the Standing Committee recommended that the two subdivision configurations be referred to the Director of Planning and City Engineer after discussions have been carried out with the Charles Adanac Planning Advisory Committee.

In the report the Director of Planning advises that before fully evaluating the two schemes, there had to be a decision on whether the south part of Charles Street should be closed to all traffic or opened for access to industrial sites.

The City Engineer recommends the opening of the south part of Charles Street for industrial traffic on the basis that greater flexibility will be achieved in terms of traffic movement in the southerly industrial area by means of improved access and circulation and a reduction of traffic congestion generated by the existing industrial activity while meeting the need for a buffer strip and separation of industrial and residential traffic.

The Director of Planning recommends the closure of the south part of Charles Street based on the concern that the opened street will become an ingress/egress point for heavy truck movement to and from Boundary Road and will create a situation where traffic noise will be reflected off the industrial building located within 6 feet of the south boundary of Charles Street into the proposed residential area.

The City Manager advises that the two subdivision configurations are very similar except for the status of Charles Street. The difference between the two proposals reduces to:

- (1) provision of 5 additional lots (value \$150,000) and elimination of possible future noise problems by the closure of Charles Street or
- (2) provision of improved industrial access and traffic flexibility to Lot 6 and Lot D.

(see Appendix III - Manager's report dated May 25, 1977).

Mr. A.H. McLaren, representing Kebco Industries, presented a brief dated June 15, 1977 (copy circulated) requesting that a portion of Charles Street remain open for access to a point west of Boundary Road where it joins Kootenay Street. If that were not possible they would be satisfied with that shown as Alternative D, Appendix III, provided the road is wide enough to allow two-way traffic and sidewalks.

Mr. B. Foster and Mrs. P. Distefano of the Charles Adanac Planning Advisory Committee emphatically stated that the citizens of the area did not want Charles Street opened.

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Clause #12 continued:

After discussion the Committee

RECOMMENDED

- (A) THAT Council approve the opening of the south part of Charles Street as outlined in Alternative D, Appendix III in the report of the City Manager dated May 25, 1977.
- (B) THAT City staff report back on an appropriate subdivision configuration.
- (C) THAT Council instruct the Director of Planning to make application to rezone Lots 16 to 30, Block 3, S.W.  $\frac{1}{4}$ , Section 27, T.H.S.L. and Lots 17 to 23, Blk. 6, SE  $\frac{1}{4}$ , Sec. 26, T.H.S.L. to RS-1 and that such application be referred direct to Public Hearing.
- (D) THAT all of the city-owned lots north of the lane north of Charles Street be marketed in the normal manner.

The meeting adjourned at approximately 3.45 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 412-414

NOTE: Clause 11 refers

II(i)

MANAGER'S REPORT

June 22, 1977

TO: Vancouver City Council  
 SUBJECT: Haro Park Sale to B'nai B'rith Association  
 CLASSIFICATION: Consideration

The Director of Finance reports as follows.

"The Planning and Development Committee meeting of June 16, 1977 requested that the Director of Finance report to Council on June 28 any increase in the value of the land. In this connection, the following comments are forwarded:

Council approved sale of this site, at a price of \$350,000, to the Foundation on August 12, 1975 which coincidentally was the date the property was rezoned from RM4A to WED. At the date of the offer to sell, the estimated market value of the property was \$700,000. A preliminary investigation would place the present market value in the range of \$750,000 - \$800,000.

When Council authorized the sale of this site to the B'nai B'rith Foundation, the offer was to remain open for acceptance by the Society until February 29, 1976. Certain conditions of sale were to apply, including among others:

- i) the obtaining of a development permit by the Society,
- ii) an option (or other documentation deemed preferable by the Director of Legal Services) to repurchase the site at the net sale price in the event construction had not commenced within eighteen months or been completed within thirty-six months.

The date of sale was to have been the date of the letter of acceptance. Two extensions of the period of time open to accept the offer have been approved by Council, and a third extending the time to August 31, 1977 was approved by the Planning & Development Committee on June 16, 1977.

To date, the Society has not formally accepted the City's offer to sell at \$350,000. In view of the fact that the Society has received a development permit and the offer for acceptance has been open for nearly two years, Council may wish to grant the request for a third extension to August 31, 1977, subject to the Society formally accepting the City's offer to sell effective by the same date. It is noted that Council, on February 15, 1977, when considering extensions for similar organizations, adopted a policy whereby, upon granting extensions of completion dates, interest is to be paid from the original date of sale.

Inasmuch as there is not yet any original date of sale, it is submitted for Council CONSIDERATION whether they wish to, as a condition for the further extension, charge the Foundation interest at the City's normal real estate interest rate of 11% effective either starting August 31, 1977, or the date of the approval of the extension (presumably June 28, 1977), or some earlier date."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 413d414

NOTE: Clause #10 refers

June 27, 1977

MANAGER'S REPORT

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Mt. Pleasant N.I.P. - Construction of Kivan Boys and Girls Club

The Director of Finance reports as follows:

"The Standing Committee of Council on Planning and Development, on June 16, 1977, considered the question of the replacement of the Kivan facility at 12th and St. Catherines. There appeared to be three possibilities, as follows:

- a) The Robson Park location, and the Committee recommended that a Committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board commissioners and urge them to reconsider and approve the Robson Park location as soon as possible.
- b) Use the existing site at 12th and St. Catherines and the adjacent site plus closure of all or part of St. Catherines Street to provide additional area for open space.
- c) The existing site and the adjacent lot.

The adjacent lot is owned by the Boys and Girls Clubs of Vancouver but the funds situation is such that they need to sell it in order to have enough money to build a new facility.

If alternative 'A' is not practical and Council decides to choose either alternative 'B' or 'C', then

It is RECOMMENDED

1. That the City purchase 914 East 12th Avenue from the Boys and Girls Club, with funds from the Property Purchase Fund.
2. That the City lease the present ex-firehall site plus 914 East 12th to the Boys and Girls Clubs (for Kivan) on condition that the present 6th and Guelph site (Kimount) site be sold when the new facility is constructed.
3. When the new facility is constructed, sell the 6th and Guelph site to reimburse the Property Purchase Fund."

The City Manager informs Council that in addition to alternatives a, b and c above, has explored as alternative d: The purchase of some sites adjacent to Robson St.

Unfortunately, this possibility turned out to be too expensive (by about \$100,000). Furthermore, representatives of Kivan informed the City Manager that:

- (1) they are most anxious not to encounter further delays
- (2) they have authority to proceed with the reconstruction at 12th and St. Catherines Street, which had been the centre of their activities for a long time, but would have to discuss with the Board any other locations.

cont'd....

Although the City Manager favours the location of the centre on Robson Park, (Alternative "a" above), Council will have to judge the likelihood of this coming about speedily.

If this is not possible, the City Manager RECOMMENDS Alternative "b" but involving only partial closure of St. Catherines Street in consideration of the concerns of the City Engineer.

If this is accepted, the City Manager RECOMMENDS adoption of recommendations 1,2 and 3 of the Director of Finance plus the following further recommendations suggested by the Director of Planning:

- (4) That Council authorize the Supervisor of Properties to arrange for demolition of the old fire hall at 12/St. Catherines (900 East 12th Avenue). Demolition chargeable to Account Code #5927/9820.
- (5) That Council approve closure of a portion of St. Catherines Street from 12th Avenue to the lane south of 12th Ave. to provide area for open space adjacent to the club building. An amount of \$1100 for relocation of utilities can be paid out of the Kivan N.I.P. allocation.
- (6) That Council approve appropriation of \$250,000, N.I.P. funds for a new Kivan Boys' and Girls' Club; the expenditure to be cost shared as follows:

\$71,428.26	(28.55%)	Federal
35,714.13	(14.28%)	Province
142,857.61	(57.1%)	City
\$250,000.00	(100%)	Total

- (7) That Council instruct staff to enter into lease negotiations with Boys' and Girls' Club for the site at 12th/St. Catherines (900 and 914 East 12th Avenue) and report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 403.....

II (iii)

Clause #6 Refers

MANAGER'S REPORTDATE June 27th, 1977

To: Vancouver City Council

SUBJECT: Robson Street Consultant Study

CLASSIFICATION: CONSIDERATION

ROBSON STREET CHARACTER AREA

The Director of Planning reports:

The Standing Committee on Planning and Development on June 16th, 1977 when considering Robson Street passed the following motion:

'THAT the Director of Planning prepare a report for Council on June 28th, 1977 on what additional economic studies would be necessary relating to densities on Robson Street; such report to include estimates of costs, source of funds, and draft terms of reference for a consultant, if necessary.'

BACKGROUND

The Planning Department/Engineering Department "Robson Street Character Area Study" of April 1977 identifies that it has been City Policy since 1975 to maintain Robson Street as a special small scale, pleasant low-density retail/pedestrian corridor surrounded by higher buildings of the West End and the Downtown.

This was the reason why the maximum permitted density (floor space ratio) was reduced when the Downtown Zoning District Zoning Schedule was adopted in 1975.

The Robson Street Character Area Study identifies the differing opinions and perceptions of the public, including pedestrians and shoppers, the merchants and the property owners. All agreed on the need for the 'revitalization' of Robson Street but differ as to their solutions.

CONSULTANT STUDY

The future of Robson Street should be determined on studies based on the economic viability of redevelopment under current market conditions as well as in the whole context of the developing Downtown. There must also be consideration for those future special prospects which the continuing character of Robson Street can contribute to the economic viability of the whole Downtown.

The special role of Robson Street is in part determined by the urban form and scale of the area.

In consequence any economic consultant (who specializes in Market and Development Analysis) should work in association with an urban planning consultant. This would provide a balance to any recommendations.

The terms of reference for such consultant study team would be based essentially on the "Robson Street Character Area Study" and would include the need to:

- assess the proposals contained in the "Robson Street Character Area Study" having regard to the objectives in the report for Robson Street.
- determine other options, if any, which could form the basis for a program to re-establish and revitalize Robson Street as a special retail/pedestrian corridor.
- ensure that any analysis and consideration of options have regard to the needs of the City, the public, the merchants and the property owners.



- Indicate the Urban Form implications for any options proposing density changes. Such options would be defined by the consultant planner, who would also analyse their planning impact.

It is proposed that the Consultants should discuss their conclusions and any recommendations, not only with the Standing Committee of Planning and Development and City Council, but also in seminars with the public/ the merchants/ the property owners, as arranged by the Planning Department.

This Consultant Study would probably cost in the order of \$15,000 and could take about four months.

### CONCLUSION

The Robson Street Character Area Study recommends a further slight density adjustment to the zoning regulations established in 1975. The Study also proposes a new Character Area description to reinforce long term public objectives for Robson Street.

Concern has been expressed as to the economic viability of the Study proposals. In consequence it would be desirable to undertake an urban/economic Study of the opportunities for Robson Street. Such Study can then suggest the appropriate and optimum policy to achieve public objectives in proper relationship with private goals.

### RECOMMENDATION

The Director of Planning recommends that City Council authorize the City Manager to approve an urban/economic Study of Robson Street for a sum in the magnitude of \$15,000. The Study to be in accordance with the outline given in this report, with the Director of Planning first providing the City Manager with the detailed terms of reference and names of consultants.

The funding for the Consultant Study would be from the 1977 Contingency Reserve."

The City Manager notes that the previous studies by Western Realesearch and by Baxter et al dealt at length with the effect of down-zoning on various sites, and specifically, on a site at Bute and Robson. In view of this, the City Manager submits for CONSIDERATION the choice between:

1. Doing no further studies;
2. Asking Western Realesearch to update their report in light of:
  - a) the changed economic climate and changed government programs in the intervening period.
  - b) the critique of Baxter et al.
  - c) the suggestions from the merchants regarding floor space ratios.

This updating to be done within two months at a cost to be negotiated with the Manager and not to exceed \$5,000; such sum to be provided from the 1977 Contingency Reserve.

3. The above recommendation of the Director of Planning for a completely independent consultant study not to exceed \$15,000 to be completed within four months.

FOR COUNCIL ACTION SEE PAGE(S) 412d413

~~RESTRICTED~~ MANAGER'S REPORT ~~CONFIDENTIAL~~

June 27, 1977

TO: Vancouver City Council  
 SUBJECT: Fisherman's Market - Progress Report  
 CLASSIFICATION: Recommendation  
 The City Manager reports as follows:

Background

Civic staff have been working to ensure that the Market opens July 1st. Despite the limited time available, the project is on schedule and within budget. The Market will be opened at 2:00 p.m. Friday, July 1st by Mayor Volrich, Mr. Fred Spoke, Port Manager, and the Hon. Ron Basford.

Two legal agreements involving the City are necessary for the granting of Federal funds and the operation of the Market. The first is a tripartite agreement between the City, the National Harbours Board, and the Minister of State for Urban Affairs. The second agreement required is between the City and the National Harbours Board regarding the operation of the Market. The City has an interest in a further agreement, between the National Harbours Board and respective lessees of the parking area and the market area. None of these agreements have been executed at this time; although Council has approved the draft of the major agreement involving the City, National Harbours Board, and the Federal Government.

City - National Harbours Board Agreement

Staff have achieved agreements in principle with Port of Vancouver staff on all major points outstanding for the proposed agreement between the City and the Board, as follows:

The City will receive normal property taxes, business taxes and business licence fees.

Net Revenues from the operation of the market will be distributed on the following basis:

- 1) The National Harbours Board to receive a fixed proportion of net revenue up to a maximum of \$ .75 per square foot of land.
- 2) The City to then receive any revenues above this amount to a maximum of \$36,000.
- 3) Potential revenues above this amount to be shared between the City and National Harbours Board, in proportion to the foregoing returns.

The Port of Vancouver would be reimbursed from the \$400,000 grant for consultants pre-design work.

The Port of Vancouver would reimburse the City for a portion of the sewer installation costs.

A three part Steering Committee will be appointed representing the City, National Harbours Board and the Fishermen's Market Association.

The City would have the option to claim various appurtenances at the closing of the Market. These would include stressed skin canopies, large containers, landscaping, banners and light fixtures.

The City Manager RECOMMENDS that an agreement be executed with the National Harbours Board in accordance with the foregoing agreements in principle to the satisfaction of the City Manager and the Director of Legal Services

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

June 16, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 16, 1977 at approximately 3:30 p.m.

PRESENT:

Mayor Volrich, Chairman  
Alderman Brown  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari  
Alderman Puil

COMMITTEE CLERK:

G. Barden

RECOMMENDATION

1. Maintenance Costs for Special Street Lighting - Gastown

The Committee considered a Manager's report dated May 17, 1977 (copy circulated) wherein the City Engineer reported on Maintenance Costs for Special Street Lighting in Gastown. The report sets out the present policies on street lighting costs, reviews costs for the special lighting project and asks Council's direction on the payment of the higher maintenance costs. Also included in the report are the remarks and comments of the Director of Finance, Director of Planning and the Gastown Historic Area Planning Committee.

Mr. R.C. Boyes of the Engineering Department reported that lighting on Alexander, Columbia, Abbott and Cambie Streets in the Gastown area must be upgraded for public safety. The Gastown Historic Area Planning Committee has requested that the 'nine-ball' lighting fixtures similar to those on the Water Street Beautification be installed instead of 400 watt mercury vapour street lights which are standard for these areas. The abutting property owners would pay the additional installation costs for the special lights in excess of the costs for standard lights plus the normal property owner's share of a standard lighting project.

The Gastown Historic Area Planning Committee stated that the streets where the special lighting is proposed are all within the Gastown Historic Area except for half a block on Abbott Street. The Gastown merchants and property owners feel that further beautification is essential to the area's continued growth. They reported that a survey of the property owners indicated 80% would not approve a local improvement petition for standard lighting, but the decorative lighting would receive 95% in favour. They do not want to pay for the standard scheme and then in another five years be double taxed to put in the decorative lighting.

It was noted that the maintenance and energy costs for the special lighting are many times higher than those paid by the City for standard lighting. It was suggested that the standard set up for Gastown be re-examined to come up with a less costly decorative lighting that would at the same time provide the safety factor required. It was also suggested that different percentages for sharing the overage of the decorative lighting be investigated.

Following further discussion it was

RECOMMENDED

THAT the matter be deferred pending a further report back to the Committee on the suggestions outlined.

Cont'd . . .

There being no quorum present, the following item is submitted to Council for CONSIDERATION by Mayor Volrich, Chairman, Aldermen Gerard and Marzari.

2. Vancouver Emergency Programme

The Committee considered a Manager's report dated May 19, 1977 wherein the Director of Finance reported on the Vancouver Emergency Programme as follows:

"The Vancouver Emergency Programme is a department of the City and is responsible for planning for a City response in the event of emergency conditions and for training staff and volunteer workers on skills applicable for such emergency conditions. The present staffing of the Programme is a co-ordinator, Training Officer and secretarial assistance. The Programme provides funding for certain emergency equipment and especially for the reserve police.

The majority of the funding of the Programme comes from the Province who, in turn, receives grants from the Federal government. The details of the funding arrangement are as follows:

	<u>1976 Budget</u>		
	<u>Province</u>	<u>City</u>	<u>Total</u>
a) Province pays 90% of cost for			
- co-ordinator and secretarial salaries	\$ 26,548	\$ 2,949	\$ 29,497
- general administration costs	2,850	317	3,167
- certain equipment and training costs	44,632	4,959	49,591
b) Province pays 100% of costs for			
- Training Officer salary	12,042		12,042
- certain building and maintenance cost	<u>1,540</u>		<u>1,540</u>
Totals	\$ <u>87,612</u>	\$ <u>8,225</u>	\$ <u>95,837</u>

In 1976, the Province took action to "freeze" their level of contribution towards the co-ordinator's salary at the 1975 level (this was not anticipated in the above 1976 budget figures). It is understood that this action will continue in 1977. In effect, the Province is not recognizing the annual salary increases which the City is paying to the co-ordinator, along with other City employees. The extra cost to the City in 1976 was \$1,425, for 1977 is anticipated to be approximately \$2,400, and will continue to grow as long as this practice continues. These funds have not been provided for in the Programme's 1977 budget and, if Council approves of this practice, the funds will have to be provided for from Contingency Reserve.

The Director of Finance submits the following alternatives for the Consideration of Council:

- a) To continue to pay the present co-ordinator for annual salary increases in line with other civic staff and absorb 100% of the additional costs. This is estimated to cost the City \$2,400 in 1977.
- b) To reduce the co-ordinator's salary to a level equal to the agreed funding from the Province."

Clause #2 continued:

Following discussion it was

RECOMMENDED

- A. THAT Council approve funds estimated to be in the amount of \$2,400 for 1977 to continue the present Co-ordinator's annual salary increases in line with other Civic staff.
- B. THAT the Mayor request the Provincial Government to lift the freeze on the salary of the Co-ordinator.

The meeting adjourned at approximately 4:15 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 4/4



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
TRANSPORTATION

June 16, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 16, 1977, at 3:45 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Ford  
Alderman M. Harcourt  
Alderman H. Rankin

COMMITTEE  
CLERK: J. Thomas

The minutes of the meeting of May 26, 1977, were adopted.

RECOMMENDATION:

1. Bicycle Safety Program -  
Vancouver Safety Council Grant Request

The Committee had for consideration a communication from the Vancouver Safety Council dated June 2, 1977, (circulated) referring to the increasing number of accidents involving bicycles operated by older cyclists and requesting a \$5,000 grant to provide 50% financing for a bicycle safety promotion campaign on radio station CFUN during the summer months.

The Committee also noted a police statistical report on bicycle accidents dated June 14, 1977, (on file in the City Clerk's Office) setting out the following comparison of injuries and fatalities reported in the first five months of 1976 and 1977:

	<u>INJURIES</u>		<u>KILLED</u>	
	<u>1976</u>	<u>1977</u>	<u>1976</u>	<u>1977</u>
Jan.	3	1	1	0
Feb.	0	4	0	0
Mar.	6	6	1	0
April	10	20	0	1
May	<u>8</u>	<u>14</u>	<u>0</u>	<u>0</u>
	<u>27</u>	<u>45</u>	<u>2</u>	<u>1</u>

A study of the ages of the twenty bicyclists injured in April, 1977, disclosed three were between the ages 6-12 years, seven between 13-18 years, and ten between 21-35 years. In the twelve months of 1976 there were 87 persons injured; three fatalities involved persons aged 31, 39 and 50 years.

The City Engineer, in a memorandum dated June 10, 1977, (circulated) referred to discussions at the Standing Committee meeting on May 26, 1977, with Project Lifecycle representatives when the growing number of bicycles on City streets had been noted. At that time the Committee recommended, and Council subsequently approved, a campaign for driver-cyclist awareness be promoted in the interest of both motorists and cyclists. The City Engineer pointed out a specific campaign had not been identified, nor was the source of funds considered. The Safety Council's request for a \$5,000 grant could be considered as meeting the intent of the recommendation.

Cont'd . . .

Clause 1 Cont'd

Miss Linda Graham, Vancouver Safety Council, and Mr. Dick Biggar, Account Executive, Radio Station CFUN, addressed the Committee and outlined the CFUN campaign for a series of 30-second commercials to be aired at a saturation rate of 45 times each week for ten weeks from June 27, to September 4, 1977. Total cost of the campaign would be \$10,350.00, including \$5,000.00 worth of radio time to be donated by CFUN.

A/Sgt. Don Brown, Police Traffic Division, advised police surveys showed it was cyclists in the 15-35 age group who were disregarding traffic regulations by disobeying traffic lights, failure to give hand signals or right of way to pedestrians. It was felt a program such as that suggested by the Safety Council would help not only young cyclists but would also replant the seeds of safety in the minds of older cyclists. Media coverage was an effective means of promoting traffic safety. The current campaign to keep drunk drivers off the road by use of police roadblocks had gained wide media coverage and had been so successful operators of beer parlours were complaining sales of draft beer had dropped substantially.

Members of the Committee questioned the effectiveness of a campaign that would not be channelled through all available media outlets.

Following further discussion, it was

RECOMMENDED,

THAT approval be given to the Vancouver Safety Council request for a grant of \$5,000 for an adult oriented bicycle safety radio promotion campaign.

(Alderman Ford opposed.)

2. Pedestrian Crossing Conditions -  
4th Avenue at Balsam Street

Consideration was given to a Manager's Report dated June 9, 1977, (circulated) in which the City Engineer reported on an investigation of pedestrian crossing difficulties on 4th Avenue at Balsam where a pedestrian was killed on March 9, 1977.

The report reviewed site and traffic conditions and stated there had been fifteen pedestrian accidents at the location during the past five years. Although none of the accidents resulted in a fatality, there had been five fatal pedestrian accidents recorded in the previous 20-year period. The City Engineer pointed out the 10-block section of 4th Avenue between Burrard and MacDonald, with five traffic signals - three pedestrian signals - represented one of the highest concentrations of traffic signals in the suburban areas of the City. The report recommended the installation of overhead illuminated crosswalk signs and amber flashers at 4th Avenue and Balsam Street at a cost of \$5,000.

It was

RECOMMENDED,

- A. THAT internally illuminated crosswalk signals (overhead) plus amber flashers and pavement markings be provided across 4th Avenue at Balsam Street.
- B. THAT funds for this work, estimated to cost \$5,000 be provided from the Traffic Control Reserve.

3. Traffic Hazards on Cedar Crescent and Vicinity

In October, 1976, Council received a petition from Cedar Crescent residents (on file in the City Clerk's Office) complaining about traffic conditions and requesting remedial action.

In a Manager's Report dated June 9, 1977, (circulated) the City Engineer reported on a study of traffic filtration in the area; meetings with the residents; and recommended several measures to reduce traffic hazards and cut down the heavier than desirable traffic volumes on Cedar Crescent. It was suggested following the implementation of a right-turn lane at Burrard and 16th Avenue and curb extensions and stop signs at Burrard and 17th the situation on Cedar Crescent should be monitored to determine whether traffic volumes and accidents had been reduced to levels consistent with a local residential street.

Dr. T.F. Rutherford addressed the Committee on behalf of residents of the 3300 and 3400 blocks Cedar Crescent and referred to the traffic conditions which created problems for residents in the neighbourhood.

It was

RECOMMENDED,

- A. THAT north/south stop signs be installed at Burrard Street and 17th Avenue including necessary curb changes, at an estimated cost of \$7,000 available in the 1977 Streets Capital Budget.
- B. THAT right-turn channelization and signal timing changes be carried out at Burrard Street and 16th Avenue and the cost, estimated at \$2,000, be charged to Burrard Street Widening Account.

4. Sun Tower - Heritage Building

The Committee considered a Manager's Report dated May 3, 1977, (circulated) wherein the City Engineer and Director of Finance commented on a request by Mr. S.J. Moscovitch, on behalf of Sherdale Estates Ltd., for City assistance in providing improvements to the sidewalk, traffic signal pole, and pedestrian barrier in the vicinity of the Sun Tower Building at Pender and Beatty Streets.

Because the Sun Tower is a Heritage building, the Heritage Advisory Committee at its meeting on May 30, 1977, also considered the Manager's Report and in a communication dated June 13, 1977, advised the Transportation Committee of the following resolution:

"THAT the Committee request the Standing Committee on Transportation to approve the finance and construction of improvements to the street outside the entrance of the Sun Tower building as follows:

- a) Chains and bollards (replacing the pedestrian rail).
- b) Replacement and relocation of the traffic signal pole."

In the Manager's Report the Director of Finance referred to the forty-eight designated Heritage buildings in the City and the compensation possibilities inherent in the approval of the Sherdale Estates proposal. A report dealing with compensation aspects of Heritage buildings would be presented to Council in the near future.

The Committee discussed the issue raised by the Director of



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Clause 4 Cont'd

Finance and the possibility that a precedent would be created if approval was given to the Sun Tower request. It was suggested a decision be deferred pending the forthcoming report to Council. However, Members pointed out any application for City funding would be dealt with on a one-to-one basis.

It was

RECOMMENDED,

- A. THAT the City undertake the following work on the street abutting the Sun Tower:
- i) provision of chains and bollards to replace the existing galvanized pipe pedestrian barrier (estimated cost \$2,000);
  - ii) replacement and relocation of a traffic signal pole (estimated cost \$1,000).
- B. THAT funds for the work, estimated at \$3,000, be provided from Contingency Reserve.
- (Alderman Rankin opposed.)

5. Tow-Aways from Public (Privately Owned) Parking Lots

At its meeting on May 31, 1977, when considering a communication from Mayor Volrich dated May 27, 1977, dealing with tow-aways from parking lots, City Council resolved that the matter be deferred to the Transportation Committee for consideration of ways and means by which the present practice of tow-aways from public parking lots could be ended. Council also resolved that the Committee, before reporting back with recommendations, provide opportunity for meeting and discussion with parking lot owners and representatives.

In a Manager's Report dated June 13, 1977, (circulated) the City Engineer reviewed the background to the tow-away problem with particular emphasis on by-law enactment, the meter checking program and parking inventory. The City Engineer suggested the problems associated with towing were serious and proposals to bring about a satisfactory resolution would require a great deal of study in view of the possible economic consequences and loss of parking spaces and ill feeling that may result. It was felt no action should be taken until a joint report had been prepared by all the civic departments involved, i.e. Police, Permits and Licenses, Law, Engineering; and outside bodies such as Vancouver Parking Association and various companies involved in towing.

Addressing the Committee, the City Engineer referred to staff requirements involved in enforcement measures - possibly as many as 100 meter checkers would be required. Many small parking lots could shut down with a resultant loss of parking space in the downtown area. Investigation disclosed many cities had the same problems regarding tow-aways as Vancouver, but not many had arrived at a satisfactory solution.

Alderman Rankin, who was Chairman of the former Vehicles for Hire Board, referred to actions taken by the Board in 1976, which had resulted in significant improvements in the signing and lighting of parking lots and the introduction of a dual ticket meter system.

The Committee noted a communication from Mr. Douglas Jung dated June 14, 1977, (on file in the City Clerk's Office) referring to

Cont'd . . .

Report to Council  
Standing Committee of Council  
on Transportation  
June 16, 1977 . . . . . IV - 5

Clause 5 Cont'd

problems created by motorists parking in stalls reserved for monthly parkers and urging, in such cases, private lot owners not be deprived of the right to have unauthorized cars towed away.

Following further discussion, it was

RECOMMENDED,

THAT the report of the City Manager dated June 13, 1977, be received for information.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 415

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

V

JUNE 20, 1977

A Special meeting of the Standing Committee of Council on Community Services with the Hon. W. Vander Zalm, Minister of Human Resources, for discussion of GAIN rates and policies was held on Monday, June 20, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 11:15 A.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford  
Alderman Gerard  
Alderman Marzari

ALSO PRESENT: The Hon. W. Vander Zalm,  
Minister of Human Resources  
Mr. Alan Stubbs, Programs Co-ordinator  
Rosemary Brown, M.L.A.  
Alderman Puil

COMMITTEE CLERK: E. Bowie

The Chairman opened the meeting by quoting a recommendation of the Community Services Committee of March 31, 1977, which read as follows:

"THAT the City Manager prepare for the Community Services Committee a typical monthly budget for a single unemployed person on welfare and that this budget form the basis for a submission by the City to the Minister of Human Resources for an increase in welfare rates for single unemployed persons."

This recommendation was adopted by Vancouver City Council on April 19, 1977.

The Chairman also quoted from the minutes of the Community Services Committee meeting of April 21, 1977 where it was

"AGREED

THAT the Mayor be requested to submit to the Minister of Human Resources at the Thursday, April 28th meeting of the Provincial Cabinet at Vancouver City Hall the following recommendations:

- a) An immediate increase in income assistance for handicapped people and people between 60 to 64 years of age to a minimum of \$284.00 per month from the present \$265.00.
- b) An immediate increase in income assistance rates for singles and couples to \$230.00 and \$340.00 per month, respectively.
- c) Tie income assistance rates to the consumer price index.
- d) Immediately make all persons in receipt of income assistance eligible for 100% shelter and utility overages.

Continued . . . .

"e) Immediately eliminate the four months waiting period for increased basic rates of income assistance.

f) Immediately increase the comfort allowances for persons in institutions and extended care facilities who need it. "

A brief was presented by Mr. B. Eriksen of the Downtown Eastside Residents' Association (copy on file in the City Clerk's office). The brief contained six recommendations:

- 1) Raise rates for handicapped and people 60-64
- 2) Raise rates for singles and couples
- 3) 100% shelter and utility overages
- 4) Eliminate 4 month waiting period
- 5) Proclaim Section 8 of GAIN Act (cost of living)
- 6) Comfort allowances

Various persons from citizens groups spoke on these recommendations:

Ms. Pat MacRae of B.C. Coalition of the Disabled spoke to Recommendation No. 1; Rev. Art Griffin, Mr. Bill Hennessy and Ms. Linda Irvine of the First United Church to Recommendation No. 2; Mr. Hugh Millar of B.C. Association of Social Workers to Recommendation No. 3; Ms. Jean Swanson of Downtown Eastside Residents' Association to Recommendation No. 4; Mr. Ken LeDrew of the Federated Anti-Poverty Group to Recommendation No. 5; and Ms. Pam Frazee of B.C. Coalition of the Disabled to Recommendation No. 6.

Ms. Sybil Jamieson of the Marpole-Oakridge Community Resources Advisory Board presented a brief (copy on file in the City Clerk's office), stating that although it is acknowledged that there have been increases recently in most of the benefits paid to GAIN recipients, most of the rates paid under the schedule are still extremely low considering today's high cost of living. The brief listed three areas of particular concern and requested the Minister's consideration towards improving support payments in these areas:

- 1) income assistance to handicapped people
- 2) shelter overages
- 3) reduction of the qualifying age for additional assistance from age 55 to age 45.

A brief was also presented by Ms. Eve Hamilton of the Mental Patients Association (copy on file in the City Clerk's office).

Ms. Ellie McGovern of the International Society of the Handicapped presented a brief regarding increased comfort allowance and transportation for the handicapped.

Mr. Vander Zalm replied to the points raised and circulated a prepared document detailing the programs implemented by the Ministry of Human Resources from January 1976 to the present and proposed future programs (copy on file in the City Clerk's office).

Considerable discussion took place between representatives of the various groups present, the Committee and the Minister on the points raised and various other related topics. The Minister was urged to review and respond to the points raised at this meeting.

The Chairman summed up by reiterating the Committee's general concerns as laid out in the minutes of the Community Services Committee meeting of April 21, 1977, which he referred to at the start of the meeting and thanked the Minister for his attendance.

The meeting adjourned at approximately 1:25 P.M.